GREATER VANCOUVER KEY FACTS

A Statistical Profile of Greater Vancouver, Canada

GVRD Development Services
6th Floor — 4330 Kingsway
Burnaby, British Columbia, Canada
V5H 4G8

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Preface

This collection of statistical information has been prepared as a supplement to the Greater Vancouver Regional District (GVRD) publication ***Vancouver Perspectives: A Business and Investment Guide to Greater Vancouver, Canada.*** The data we have selected provide a benchmark for gauging the growth and change evident in our metropolitan community.

Greater Vancouver Key Facts has been updated in June and December of each year since 1989. Starting in January 1993, this publication will be published annually. Check with the Development Services Department to ensure that you have the most up-to-date edition.

For forecast data or for other information about the regional and economic development of Greater Vancouver, please contact Marino Piombini at (604) 432-6388 or Joe Stott at (604) 432-6387, or forward your enquiries to:

Development Services Department
GREATER VANCOUVER REGIONAL DISTRICT
6th Floor --- 4330 Kingsway
Burnaby, British Columbia, Canada V5H 4G8
Tel: (604) 432-6375
Fax: (604) 432-6296

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Although every effort has been made to ensure the accuracy and completeness of this document, the authors cannot be held liable for errors or omissions. If errors are called to the attention of the authors, corrections will be made in future editions.

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THE GREATER VANCOUVER METROPOLITAN AREA

The Greater Vancouver Metropolitan Area

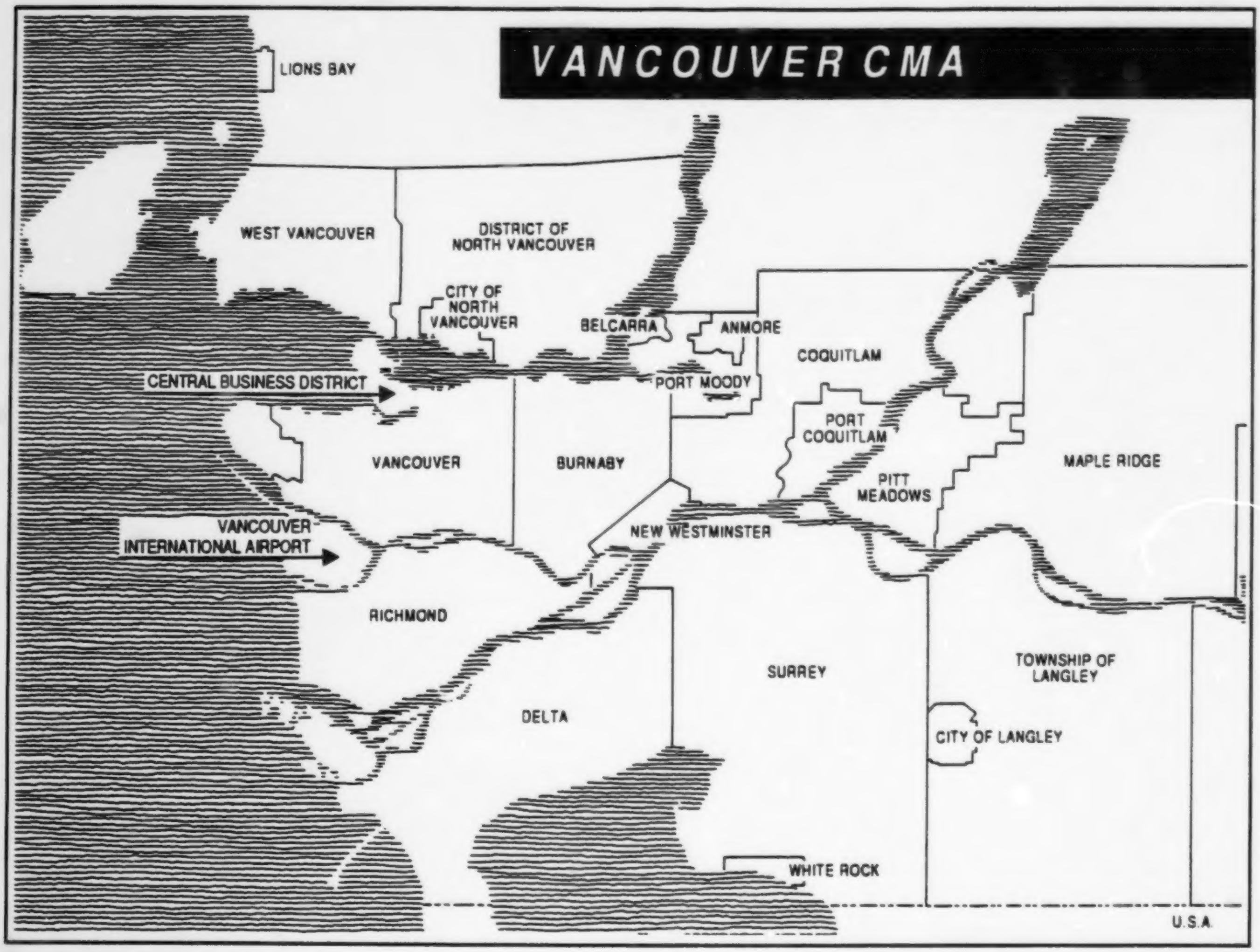
The Greater Vancouver region is located at the southwest corner of the British Columbia mainland. The Greater Vancouver Regional District occupies 2,930 square kilometres at the mouth of the Fraser River.

Greater Vancouver's setting, combined with its situation as the key coastal port for western Canada and its history, results in an interesting mix of large and small communities.

The metropolitan community is centered on the City of Vancouver on the Burrard Peninsula. The adjoining municipalities to the east, Burnaby, New Westminster, Coquitlam, Port Coquitlam, and Port Moody share the Burrard Peninsula. West Vancouver, Lions Bay, North Vancouver City and District, Belcarra and Anmore are located on the south slope of the Coastal Mountain range, separated from the peninsular communities by Burrard Inlet. South of the peninsula are the municipalities of Richmond, Delta, Surrey, White Rock, Langley City and Township. These communities are separated from the peninsula by the Fraser River.

Together, these eighteen municipalities make up the Greater Vancouver Regional District. For most statistical cases, we have presented data for the larger territory defined by Statistics Canada as the Vancouver Census Metropolitan Area (CMA). A CMA is a large urbanized core together with adjacent urban and rural areas which have a high degree of economic and social integration.

In addition to the GVRD municipalities, the Vancouver CMA includes the municipalities of Maple Ridge and Pitt Meadows.



A municipality can either be known as a village, a town, a city or as a district municipality. The community's size or population generally determines this classification:

- **Villages**
  less than 2,500 population
- **Towns**
  2,500 to 5,000 population
- **Cities**
  over 5,000 population
- **District Municipalities**
  large geographic areas with lower population densities.

The Electoral Areas fall under the jurisdiction of the regional district.

MUNICIPALITIES IN THE VANCOUVER CMA

CITIES

- Burnaby
- Langley
- New Westminster
- North Vancouver
- Port Coquitlam
- Port Moody
- Richmond
- Vancouver
- White Rock

DISTRICTS

- Coquitlam
- Delta
- Langley (Township)
- Maple Ridge
- North Vancouver
- Pitt Meadows
- Surrey
- West Vancouver

VILLAGES

- Anmore
- Belcarra
- Lions Bay

UNINCORPORATED AREAS

- Electoral Area 'A'
- Electoral Area 'B'
- Electoral Area 'C'

GREATER VANCOUVER AT-A-GLANCE

POPULATION (1991 Census)	
Census Metropolitan Area (CMA)	1,602,502
Greater Vancouver Regional District (GVRD)	1,542,744
Annual Population Growth Rate for CMA (1986-91) - %	3.02%
Percentage Change in CMA Population (1986-91) - %	16.06%
AREA SIZE, including Land and Water Areas (Hectares)	
CMA	324,864
GVRD	293,149
LABOUR FORCE IN CMA (June 1992)	898,800
EMPLOYMENT IN CMA (June 1992)	819,300
Unemployment Rate (June 1992)	8.8%
INCOME IN GVRD	
Average/Person (1989) - Current $	27,334
Average/Household (1989) - Current $	47,639
BUILDING PERMITS IN GVRD (1991) - Current $	3,091,799,094
Residential - Current $	2,126,312,851
Commercial - Current $	360,970,987
Industrial - Current $	233,851,993
HOUSEHOLDS IN CMA (1986)	532,631
Owned (1986)	299,840
Rented (1986)	230,475
Single Family (No. in 1986)	283,535
Apartments (No. in 1986)	184,685
Households in CMA (1991 Census)	612,962
Annual Housing Starts (1991)	14,769
Average Apartment Rent, 2-bedroom (October 1991) - $/month	754
Apartment Vacancy Rate (October 1991) - %	2.2
RETAIL FLOORSPACE (to the end of 1990) - square feet	64,233,521
OFFICE FLOORSPACE (to the end of 1990) - square feet	53,088,424
INDUSTRIAL FLOORSPACE (to the end of 1990) - square feet	118,235,390
MARINE CARGO - metric tonnes (1990)	
Port of Vancouver	66,448,000
Fraser Port	1,897,197
North Fraser Harbour Commission	2,782,662
VANCOUVER INTERNATIONAL AIRPORT (1991 Estimates)	
Number of Passengers	9,115,000
Cargo (freight and mail) - metric tonnes	117,000
REGISTERED MOTOR VEHICLES IN THE GVRD (June 1992)	1,011,464

NOTE:
CMA refers to Census Metropolitan Area which includes all of the GVRD municipalities and the municipalities of Pitt Meadows and Maple R[illegible]ge.

THE GREATER VANCOUVER REGION

An Economic Overview of the Region

Greater Vancouver has the resources that businesses will find indispensable in coping with economic change. The metropolitan labour force is highly skilled, nearly 37% of the labour force has some postsecondary educational qualification. The natural surroundings attract an educated work force that places a high value on environmental amenities. This labour force contains the seeds of innovation and creativity that firms need for problem-solving and making strategic decisions.

The role of Pacific Rim Gateway is a familiar one for Greater Vancouver. There is much accumulated experience in the region that can be utilized by firms intent on participating in competitive international markets. The superior transportation infrastructure here will also be appreciated by firms trading on global markets.

The long-standing social commitment to a high quality education system is unchanged. It is both a source of skill development for future workers and an element in the region's research and development infrastructure. There are two universities in Greater Vancouver which granted over 7,900 degrees in 1990. Encouragement is given to university/industry liaison with the aim of developing new products and processes with commercial potential. This educational and research infrastructure will be of considerable value to firms. Expertise and facilities can be used to solve technical problems and to exploit profitable opportunities.

The metropolitan economy has excellent financial services. Banks represented in the local market had assets of more than $563 billion in 1990. Every major Canadian bank is represented here; there are foreign banks with offices in the region and a number of other institutions are present. Taken together these numerous firms contribute to the competitiveness of the capital market.

In view of the changes underway in the world economy, investors will increasingly find Greater Vancouver to be a strategically viable option.

LONG-RANGE FORCES UNDERLYING THE POSITIVE INVESTMENT CLIMATE OF GREATER VANCOUVER

The Greater Vancouver economy today sustains a population of 1.6 million people and is the headquarters location of 155 major corporations which had total revenues of $58.6 billion in 1990. A number of fundamental factors have helped this metropolitan area to develop to its present stature. Long term economic forces have been at work historically and there is every reason to believe that these same forces will be of equal or greater importance in the future.

Persistent Trends in Broad Economic Aggregates

Economic trends that have been historically important will continue. Greater Vancouver has participated in these trends and will gain further strength as new developments are initiated to capitalize on the region's demonstrated economic advantages. Four long-term economic trends warrant special consideration:

1) Greater Vancouver's role in the network of international commodity trade;
2) Its increasing importance as a service centre producing for external markets;
3) Its power to attract and hold a population; and
4) Its capacity to provide a labour force adapted to the needs of the business sector.

Evidence that the region has coped successfully with these opportunities and challenges in the past bodes well for its capacity to do so in the future. The region's past success is encouraging because these factors will continue to be important in the future development of the world economy and of Greater Vancouver, itself an integral part of the world economy.

EXTERNAL TRADE THROUGH REGIONAL GATEWAYS

Greater Vancouver is a major gateway for the movement of foreign-made goods destined for B.C., Canada and the U.S. Canadian goods are shipped to external markets through the region. Import and export trade through the region is substantial.

Shipments Through Customs Ports

External trade is important to the regional economy in two ways. It is a source of demand for transport and related services that are supplied locally and therefore it generates employment and income for resident firms and households. External trade also represents a development opportunity because Greater Vancouver is a location where intermodal transfers occur.

In Greater Vancouver there are opportunities to implement a business strategy involving intermodal transfers. Large volumes of transfers occur between ocean shipping and other surface modes, between air and surface modes and between rail and truck modes.

Goods imported by sea range from motor vehicles and parts, to machinery and tools, to household products, to food and beverages. The goods exported from the region are dominated by bulk commodities, a specialty of the Port of Vancouver. The system of marine transportation serving Greater Vancouver is equipped to handle cargoes of all types.

The surface transportation infrastructure of Greater Vancouver provides access to North American and overseas markets. The metropolitan economy has roads, railways, ports and terminal facilities to allow efficient goods movements. The intermodal activities carried on in the region demonstrate the potential for any business located here to have effective commercial connections with suppliers and customers in many other places.

Air transportation has made Vancouver's airport the second busiest in Canada. Greater Vancouver is served by 16 international airlines (14 foreign and 2 domestic carriers) and is the West Coast hub for Canada's national carriers. From this location there is convenient access to over 250 international business centres. The modern air transport system utilizes a technology which permits the integration of passenger and cargo movements in one aircraft. Thus information about the international network of destinations and service frequencies for passenger travel from Vancouver is relevant to air cargo services supplied here.

Exports of Business Services

Physical goods dominate the output of the provincial economy that is sold abroad. In an era when the Service sector occupies such a large share of industrial activity it is interesting to take note of that sector's involvement with export markets. Many nonresidents do purchase services from B.C. suppliers: tourists purchase accommodation and food; students enrol in post-secondary educational programs; and foreign buyers tap the expertise and services of firms that cater to business. These service industry transactions are the counterpart of export sales in the goods producing sector.

Exports of Personal Service Industries

An important industry in Greater Vancouver is tourism. It is large in terms of the total revenue from tourism activity; $5.2 billion in B.C. in 1990. Tourism can be viewed as an export activity in the sense that services are supplied to non-residents. The ultimate source of the tourist's purchasing power is outside Canada although the service is supplied and consumed within Canada. Accommodation revenues monitored by Tourism Vancouver increased by 13 percent from 1989 to 1990 while the number of overnight visitors increased by less than one percent over this period.

Like the external trade in goods, tourism involves various modes of transportation and the delivery of a product to customers whose permanent residences are outside metropolitan Vancouver. The renowned beauty of Greater Vancouver's natural surroundings are a major motivation for these customers' purchase decisions.

LOCAL MARKETS

Local residents and firms are potential customers for goods and services. A healthy financial sector is essential for unimpeded economic activity in the region. Successful investment in the region requires a financial sector and locally available resources. When investment occurs it often represents a sizable addition to local demand and, ultimately, to incomes within the region. Other components that determine the cost of doing business in any urban region are energy costs and the efficiency of the transportation infrastructure.

All of these components are relevant to an understanding of Greater Vancouver's market potential. When considered together these features convey a message about the substantial local market in Greater Vancouver. The region itself has market potential and presents an opportunity to investors.

Consumer Buying Power

The population of metropolitan Vancouver demands goods and services in the local market. The potential spending power of local residents can be measured by money income after tax. In 1988 there was over $23 billion of after-tax money income received by metropolitan residents.

COMPETITIVE COST ADVANTAGES

Greater Vancouver holds opportunities for cost effective production. Business investors will find an ample supply of labour, energy, raw materials and business services. When combined with the desirable living environment and the ready access to US markets on the Pacific Coast, Greater Vancouver is unsurpassed.

Labour

All evidence from the labour market indicates that there is ample capacity for growth. In a period when overall regional employment rose at an annual rate of 4.6%, real average wages have decreased slightly in the most important economic sectors. The following annual compound rates of change in real average wages have been recorded in specific private sector industries. In some industries with employment growth rates above 5% per annum from 1984 to 1989 real average wages actually declined; for example: Construction (2.4% annual rate of decrease), Manufacturing (1.1% annual rate of decrease), Trade (0.3% annual rate of decrease) and Finance, Insurance and Real Estate (0.9% annual rate of increase). In two important industries of the private sector employment growth was below 5% per annum from 1984 to 1989, in these industries real average wages changed as follows: Accommodation and Food Service (0.7% annual rate of decrease) and Services to Business Management (0.05% annual rate of increase).

Payroll costs do not end with wages alone, there are mandatory payments and fringe benefits to consider. Non-wage components are among the lowest of the industrialized nations. For example, in Vancouver it costs $372.00 per annum for an employee's medical and hospital insurance and 4.4 percent of eligible earnings for social security contributions.

The many workers with advanced training contribute an added dimension to the region's labour resources. Firms that seek high quality workmanship will find a supply of trained workers in Greater Vancouver. Metropolitan Vancouver has a labour force that combines a high average level of skill with traditions of self-improvement through training. The embodied talent of the region's labour force represents an opportunity for employers seeking high labour productivity.

Firms have reliable access to labour. The industrial relations record in the secondary manufacturing and service sectors is good. Estimates indicate that less than 0.02 percent of potential workings days were lost owing to industrial disputes in 1988.

Energy Costs

The region is fortunate to be part of a province with an abundance of energy resources. British Columbia has a diverse energy resource base and is self-sufficient in all energy sources except oil, which is mostly obtained from the neighbouring province of Alberta. B.C. exports energy in the form of electricity, natural gas and coal. The province has one of the best electricity supply situations in the world. With no exaggeration it is clear that Greater Vancouver has permanent access to abundant reserves of renewable energy in the form of hydroelectricity because B.C. is endowed with mountainous terrain and 8% of the world's fresh water.

Energy prices reflect the advantageous local supply conditions. Greater Vancouver businesses face lower electricity costs than Toronto, Montreal or Los Angeles. The cost is 120% higher for residential customers in Los Angeles compared to the cost in metropolitan Vancouver, 134% higher for commercial/light industrial customers.

Natural gas prices for major consumers are lower here than in Toronto, Montreal, Seattle or Los Angeles. The costs in Montreal and Los Angeles are over 50% higher and the cost in Toronto is 40% higher. The proximity of Greater Vancouver to the natural gas fields of northern B.C. means gas transportation is a relatively smaller cost factor here than in more distant cities. Regional customers can expect to enjoy permanently lower prices as a result of this locational advantage.

Raw Materials

Greater Vancouver has an industrially diversified metropolitan economy. It is a location where a firm can find goods and services to satisfy its operational needs. Major private sector industries in terms of the numbers of workers employed include retail trade, manufacturing, transportation and communications, accommodation and food services, business services and construction.

Business Services

Compared to its share of all B.C. workers, the region has disproportionately large shares of employment in business services, finance, insurance and real estate, and in wholesale trade. This emphasis comes from the fact that Greater Vancouver is a regional economic centre of business activity on the Pacific Rim.

A large number of banks, credit unions and trust companies serve the Greater Vancouver market. All major Canadian banks have regional offices in Greater Vancouver. The number of foreign bank offices in the region has risen to 35. With Canadian and foreign banks present locally, Greater Vancouver's banking sector exhibits the dual attractions of a large asset base and numerous independent lenders.

Access to Markets

The transportation infrastructure of Greater Vancouver provides access to North American and overseas markets. The metropolitan economy has roads, railways, ports and terminal facilities to allow efficient goods movements. The intermodal activities carried on in the region demonstrate the potential for any business located here to have effective commercial connections with suppliers and customers in many other places.

Quality of Life

Greater Vancouver has a world-wide reputation as a desirable place to live. The mild climate, spectacular natural setting and readily accessible outdoor recreation attract migrants from other regions in Canada and from other countries abroad. In addition, the safety and security of community neighbourhoods complement the natural appeal of the region.

Perhaps the best indication of the attractiveness of Greater Vancouver is that investor immigrants choose to live here. Although B.C. has only 12% of the Canadian population (1991), it attracts a disproportionate share of entrepreneurial immigrants to Canada. In the past three years, 26.6% of all business immigrants coming to Canada were destined for B.C., and most of them settled in Greater Vancouver.

SUMMARY

Taken together, the components of the Greater Vancouver economy provide tangible benefits to our metropolitan community. Our economic strategy prescribes a framework for growth and change, recognizing that economic development should contribute to, and draw its greatest strength from, our livable region.

Business Activity in the Vancouver CMA

There are many ways of measuring the nature and characteristics of an economy. We can look at business incorporations and bankruptcies to see the dynamics of business formation. Stock exchange activity and capital expenditures also indicate year-to-year changes through the business cycle. Retail sales indicate household consumption, while hotel and motel accommodation expenditures provide a measurement of the increasingly important tourism sector of the Greater Vancouver economy. Commodity flows and passenger counts from the three port corporations and the Vancouver International Airport indicate our importance as a Pacific Rim gateway.

PORTS IN GREATER VANCOUVER

Greater Vancouver provides a significant role in the growing transportation network of western Canada. As seaport and rail-terminus, the three harbour agencies in Greater Vancouver organize the transshipment of raw material exports and imported manufactured goods.

The Port of Vancouver is Canada's largest port. It is among the top twenty ports in the world. Together with the North Fraser River Harbour Commission and the Fraser Port, the cargo throughput in 1990 amounted to over 71 million metric tonnes.

The Port of Vancouver is also becoming an increasingly important terminus for tourist travel. During 1991, 420,000 cruise passengers embarked or disembarked from the Port of Vancouver.

VANCOUVER INTERNATIONAL AIRPORT

Vancouver International Airport also makes a significant contribution to the Greater Vancouver economy. The airport is the second busiest in Canada in terms of passenger volume and cargo tonnage. Both have also shown remarkable rates of growth in the past six years. In 1990, the airport served 9.1 million passengers, an increase of 43% since 1982. During this same period of time, the volume of cargo increased by 74%.

MAJOR FIRMS WITH HEADQUARTERS IN THE VANCOUVER CMA

There are several large corporations which have chosen Greater Vancouver as a location for their head offices. The listing that follows comprises 155 corporations ranging in size from $17.0 million in annual revenues (1990) of the ABC Recycling Company up to the $3.0 billion revenue of MacMillan Bloedel's forestry operations. The listing includes corporations that are privately owned in addition to "public" firms listed on Canadian stock exchanges. Provincial crown corporations, as well as the largest real estate and financial institutions, are also included.

Taken together, these 155 firms generated $58.6 billion in revenues and employed 176,000 people in British Columbia. Most of the firms headquartered in Greater Vancouver are located in the City of Vancouver (64.5%). These firms account for 76.4% of the total revenue of all firms. Burnaby and Richmond have the largest share of head offices outside the City of Vancouver. Richmond has 9.7% of the firms with 6.5% of total revenues. Burnaby has 14.2% of firms with 10.8% of total revenues.

Not surprisingly, the largest proportion of firms classified by type of business is forestry (13.5% of firms), followed by mining (9% of firms), food distribution (5.1%) and financial services (5.1%), and construction and development (6.5%). Indeed, apart from the forestry, mining, export, and engineering consulting firms, the companies headquartered in Greater Vancouver tend to be geared to goods and services to the consumer marketplace.

The listing of these firms is in alphabetical order. Firms have been ranked in terms of 1990 total revenues both at the provincial level and at the national level.

SECTOR EMPLOYMENT TRENDS AND FORECASTS

The Greater Vancouver region offers employment opportunities in both the goods producing and service sectors. In 1986, an estimated 598,000 people were employed in the region; and in 1991, 750,000. By 2001, forecasts indicate that there will be 962,000 people employed in the region.

A table showing the sector employment trends and forecasts for the Vancouver CMA from 1961 to 2011 is presented.

CAPITAL EXPENDITURES AND REPAIRS IN MANUFACTURING

Investment is the engine of economic growth. One measure of investment is capital expenditure on plant and equipment. These data also show the effects of the economic recession of the early eighties. The capital expenditure on new construction in manufacturing in the Vancouver CMA peaked in 1989, surpassing the previous record established in 1981. In 1990, capital expenditures and repairs combined for a total of $598.5 million.

VANCOUVER STOCK EXCHANGE ACTIVITY

Over the past ten years, the trading activity on the Vancouver Stock Exchange (VSE) has shown growth in the number of shares listed and the number of shares traded. The dollar value of shares traded has fluctuated somewhat in that same period of time.

INCORPORATIONS AND BANKRUPTCIES

There is a high degree of entrepreneurial activity in British Columbia as evidenced by the dynamics of incorporations. While incorporations show the effects of the economic recession of the early 1980's, the number of incorporations increased soon after, with 1989 incorporations in Greater Vancouver surpassing the 1981 peak. In 1991, Greater Vancouver's share of business and consumer incorporations made up 70% of the BC total.

The total number of bankruptcies for Greater Vancouver in 1991 was 3,082. This figure represents 54 percent of the BC total.

CONVENTIONS AND EXPENDITURES

Tourism is an increasingly important sector of the British Columbia economy. Vancouver was home to the EXPO '86, a record year for the visitor accommodation sector of the tourism industry. Nevertheless, EXPO '86 provided an increased profile for Greater Vancouver as a tourist destination. Growth in the number of visitors to, and conventions in, Greater Vancouver is apparent.

CONSUMER PRICE INDEX

As the third largest metropolitan centre in Canada, the Vancouver CMA represents an important consumer market. Although retail sales figures are not available for the Vancouver CMA, the Consumer Price Index (CPI) is the next best indicator of changes in consumer prices. The CPI measures the percentage change in the cost of purchasing a constant "basket" of goods and services which is representative of the purchases made by a particular population group in a specified time period.

A table of the CPI for the Vancouver CMA is presented in this publication.

TRANSIT RIDERSHIP

Greater Vancouver's transit system is highly reliable and convenient. The Seabus ferries passengers on a tour across the harbour between Vancouver and the North Shore. Skytrain, an elevated, automated light rapid transit system, provides an excellent way to explore the region's spectacular beauty. The region also boasts the second largest fleet of buses belonging to any city in North America.

Ridership data, including revenue ridership, is provided in this publication.

INWARD- AND OUTWARD-BOUND TONNAGE FOR THE GREATER VANCOUVER PORTS, 1980-1990

PORT OF VANCOUVER:
Deep Sea port, general cargo, bulk commodity exports

YEAR	INWARD TONNAGE metric tonnes	OUTWARD TONNAGE metric tonnes	TOTAL TONNAGE metric tonnes
1980	5,478,000	43,726,000	49,204,000
1981	5,138,000	44,357,000	49,495,000
1982	4,596,000	44,484,000	49,080,000
1983	4,641,000	47,007,000	51,648,000
1984	6,018,000	53,279,000	59,297,000
1985	5,338,000	50,765,000	56,103,000
1986	6,740,000	50,853,000	57,593,000
1987	7,027,000	56,930,000	63,957,000
1988	6,686,000	64,630,000	71,316,000
1989	6,983,000	57,042,000	64,025,000
1990	7,301,000	59,147,000	66,448,000

SOURCE: Port of Vancouver

FRASER PORT:
Deep Sea port, general cargo, autos/container imports, forest product exports

YEAR	INWARD TONNAGE metric tonnes	OUTWARD TONNAGE metric tonnes	TOTAL TONNAGE metric tonnes
1980	828,000	1,333,000	2,161,000
1981	1,149,000	967,000	2,116,000
1982	625,000	593,000	1,218,000
1983	575,000	701,000	1,276,000
1984	682,000	873,000	1,555,000
1985	967,000	871,000	1,838,000
1986	892,000	600,000	1,492,000
1987	828,000	306,000	1,134,000
1988	992,000	510,000	1,502,000
1989	744,353	1,165,281	1,909,634
1990	866,698	1,030,499	1,897,197

SOURCE: Fraser Port Harbour Commission

NORTH FRASER PORT:
Shallow draught port, specializing in coastal traffic or forest products

YEAR	INWARD TONNAGE metric tonnes	OUTWARD TONNAGE metric tonnes	TOTAL TONNAGE metric tonnes
1980	4,367,640	2,746,094	7,113,734
1981	3,516,599	2,514,998	6,031,597
1982	3,193,350	1,934,765	5,128,115
1983	954,373	1,302,123	2,256,496
1984	1,162,001	1,665,910	2,827,911
1985	1,963,978	1,859,854	3,823,832
1986	1,595,723	1,720,676	3,316,399
1987	2,474,968	2,206,490	4,681,458
1988	2,926,341	2,505,576	5,431,917
1989	1,990,996	2,756,372	4,747,368
1990	886,033	1,896,629	2,782,662

SOURCE: Statistics Canada

VANCOUVER INTERNATIONAL AIRPORT TRAFFIC, 1982 - 2008

YEAR	PASSENGERS Totals	CARGO (IN and OUT) * Metric Tonnes
1982	6,359,800	67,100
1983	6,370,400	75,200
1984	6,769,024	81,412
1985	7,017,845	84,776
1986	8,413,497	89,438
1987	7,822,431	91,553
1988	8,840,121	102,938
1989	9,143,852	124,325
1990	9,544,276	121,048
1991**	9,115,000	117,000
1998***	13,510,000	178,000
2003***	16,167,000	224,000
2008***	18,397,000	Not Available
PERCENT CHANGE 1982-1991	43.3%	74.4%

NOTES:

* CARGO refers to enplaned and deplaned cargo, including Charter cargo.
** Denotes Transport Canada estimates.
*** Denotes Transport Canada forecasts.

SOURCE:
Transport Canada

MAJOR FIRMS WITH HEADQUARTERS IN THE VANCOUVER CMA, 1991

COMPANY	HEAD OFFICE LOCATION	TYPE OF BUSINESS	1990 REVENUES ($'000)	OWNER-SHIP *	REVENUE RANKINGS B.C.	REVENUE RANKINGS CANADA	B.C. EMPLO-YEES
A & W Food Services of Canada	North Van C	Restaurant	$240,000	Private	23		963
ABC Recycling Co.	Burnaby	Recycling	$17,000	Private			35
Aero Garment Ltd.	Vancouver	Clothing	$20,000	Private			325
BC Central Credit Union	Vancouver	Financial Co-op.	$208,660	Finance	4		200
BC Gas	Vancouver	Utility	$690,944	Public	11	87	1,450
BC Housing Management Corp.	Burnaby	Government	$77,804	Crowns	16		250
BC Hydro	Vancouver	Utility	$1,885,000	Crowns	1	4	5,761
BC Liquor Distribution Branch	Vancouver	Alcoholic Bev.	$1,284,951	Crown	3		3,242
BC Pacific Capital Corp.	Vancouver	Investment	$56,228	Public	37	187	31
BC Packers	Richmond	Food	$384,000	Private	15		1,800
BC Pavilion Corporation	Vancouver	Government	$35,177	Crown	19		2,145
BC Petroleum Corporation	Vancouver	Petro. Resources	$359,183	Crowns	8		20
BC Railway Company	North Van C	Transportation	$333,791	Crowns	8	939	2,480
BC Sugar	Vancouver	Food	$290,184	Public	22	205	320
BC Telephone Company	Burnaby	Utility	$1,852,600	Public	3	27	14,997
BC Transit	Vancouver	Transportation	$398,630	Crowns	7		3,570
BC Tree Fruits Limited	Burnaby	Fruit and Produce	$82,631	Private			50
Bel Construction	Surrey	Construction	$34,947	Private			146
Bentall Group	Vancouver	Development	$49,374	Private			100
Breakwater Resources	Vancouver	Mining	$77,446	Public	31	391	22
C. Itoh & Co.	Vancouver	Wholesale	$1,280,684	Private	3	46	28
Canadian Energy Services	New West	Construction	$49,847	Public	38	346	200
Canfor Corp.	Vancouver	Forestry	$884,350	Public	8	338	4,066
Canfor-Weldwood Distribution	Vancouver	Forestry	$509,000	Private	7		127
Canlan Investment	Vancouver	Development	$21,876	Public	49	416	55
Cansulex Limited	Vancouver	Wholesale	$210,000	Private	27	258	16
Carter GM	Burnaby	Automotive Sales	$201,000	Private	29		400
Charlwood International	Vancouver	Franchise Brokers	$434,000	Private	11		1,175
Cheni Gold Mines	Vancouver	Precious Metals	$30,935	Public	43	942	161
Chevron Canada	Vancouver	Petroleum Refin.	$740,983	Private	5		466
Cominco	Vancouver	Mining	$1,403,479	Public	5	75	5,488
Crestbrook Forest Industries	Vancouver	Forestry	$223,405	Public	23		1,375
Dairyland Foods	Burnaby	Food	$460,000	Private	10		1,500
Daishowa-Marubeni International	Vancouver	Diversified	$113,481	Private	44	169	9
Darius Technology Ltd. (ABS)	Burnaby	Technology	$39,271	Public	42		47
Dilcon Constructors Ltd.	North Van C	Construction	$131,522	Private	41		600
Duke Seabridge	West Van	Management	$182,483	Private	31	284	240
Ebco Industries	Richmond	Technology	$100,079	Private	48		648
Enso Forest Products	Vancouver	Forestry	$157,000	Private	35		1,100
Epic Data Inc	Richmond	Technology	$26,315	Public	45	403	190
Equity Silver Mines	Vancouver	Mining	$91,573	Public		221	183
Eurocan Pulp and Paper	Vancouver	Forest Products	$304,600	Private	19		1,300
Finning	Vancouver	Heavy Equipment	$1,091,217	Public	7	111	3,617
First City Financial Corp.	Vancouver	Investment	$786,800	Finance	2	70	900
Fletcher Challenge/Crown Group	Vancouver	Forestry	$2,221,893	Public	2	74	9,500
Fletcher's Fine Foods	Vancouver	Food	$335,000	Private	18		500
Freightliner of Canada	Burnaby	Manufacturing	$247,000	Private	22		369
Galactic Resources	Vancouver	Mining	$56,473	Public	36	963	82
Gibraltar Mines	Vancouver	Mining	$84,558	Public		223	300
Gisborne Design Services Ltd.	Burnaby	Engineering	$27,750	Private			290
Glamis Gold	Vancouver	Mining	$19,685	Public	50	298	4
Glenayre Electronics	Vancouver	Technology	$166,145	Public		968	350
Granges Inc.	Vancouver	Mining	$64,793	Public	33	419	25
Graymont Ltd.	Vancouver	Management	$210,950	Private	26	291	250
Guy F. Atkinson Holdings	Burnaby	Construction	$270,500	Private	20	218	642
GWIL Industries Inc.	Vancouver	Service	$44,519	Public	40	396	120
H.A. Simons Ltd.	Vancouver	Engineering	$341,000	Private			3,000
Hemlock Printers	Burnaby	Printing	$19,000	Private			35
Highland Valley Copper	Vancouver	Mining	$408,300	Private			1,277
Hollinger Inc.	Vancouver	Publishing	$790,017	Public	9	102	325
Hongkong Bank of Canada	Vancouver	Financial	$986,817	Finance	1	54	3,000

MAJOR FIRMS WITH HEADQUARTERS IN THE VANCOUVER CMA, 1991

COMPANY	HEAD OFFICE LOCATION	TYPE OF BUSINESS	1990 REVENUES ($'000)	OWNERSHIP *	REVENUE RANKINGS		B.C. EMPLOYEES
					B.C.	CANADA	
ICBC	North Van C	Insurance	$1,524,301	Crowns	2		3,396
International Corona	Vancouver	Mining	$342,506	Public	20	232	231
International Forest Products	Vancouver	Forestry	$318,298	Public	21	907	1,670
International Potter Distilling Co.	Vancouver	Beverages	$42,469	Public		788	300
Intrawest Dev.	Vancouver	Development	$118,992	Public	29	236	40
Island Paper Mills Company	Delta	Paper Products	$108,366	Private	47		418
Jack Cewe Ltd.	Coquitlam	Construction	$32,500	Private			225
Keg Restaurants	Richmond	Restaurants	$148,000	Private	37		2,150
Kelly Douglas & Company	Vancouver	Food	$2,890,000	Private	1		3,900
Klohn Leonoff Ltd.	Richmond	Engineering	$21,204	Private			210
Ledcor Industries Ltd.	Vancouver	Construction	$185,409	Private	30	280	150
Lignum Limited	Vancouver	Forest Products	$71,436	Private			320
London Drugs Ltd.	Richmond	Retail	$400,000	Private			N.A.
Lucerne Foods (Empress)	Vancouver	Food	$350,000	Private	16		350
MTC Electronic Technologies	Richmond	Technology	$58,165	Public	35		82
MacMillan Bloedel	Vancouver	Forestry	$3,003,200	Public	1	77	12,000
Mayne Nickless Canada (Loomis)	Vancouver	Business Services	$251,817	Private	21	231	1,100
Mitsubishi Bank of Canada	Vancouver	Financial	$60,879	Finance	5		8
Mitsubishi Canada	Vancouver	Wholesale	$955,765	Private		47	N.A.
Mohawk Oil Canada	Burnaby	Automotive	$415,344	Private	13		638
Mr. Jax Fashions	Vancouver	Clothing	$60,074	Public	34	861	400
Nabob Foods Ltd.	Burnaby	Food	$113,000	Private	45		165
NII Norsat International	Surrey	Technology	$22,143	Public	48	525	115
Nexus Engineering Corp.	Burnaby	Engineering	$30,000	Private			200
Northwest Sports Enterprises	Vancouver	Entertainment	$23,067	Public	47	543	93
Northwood Forest Industries	Vancouver	Forestry	$472,345	Private	8		1,905
Olympic Industries	North Van C	Forest Products	$84,010	Private			26
Orenda Forest Products	West Van	Forestry	$18,434	Public		445	15
Pacific Brewers Distributors	Burnaby	Brewery	$532,000	Private	6		300
Pacific National Exhibition	Vancouver	Event Managers	$26,045	Crown	20		2,000
Pacific National Financial Corp.	Vancouver	Financial	$47,523	Public		428	469
Pacific Northern Gas Ltd.	Vancouver	Energy	$76,459	Public		276	80
Pacific Press	Vancouver	Publishing	$181,000	Private	32		1,800
Palmer Jarvis Advertising	Vancouver	Advertising	$57,009	Private			135
Pan Pacific Development	Vancouver	Development	$67,418	Public	32	717	35
Pay Less Gas	Langley	Automotive	$145,000	Private	38		425
PBK Engineering Ltd.	Vancouver	Engineering	$25,000	Private			260
Pegasus Gold	Vancouver	Mining	$154,487	Public		966	370
Pineridge Capital Corporation	Vancouver	Venture-Capital	$42,635	Public	41		150
Placer Dome	Vancouver	Mining	$1,172,800	Public	6	28	892
Primex Forest Products Ltd.	Delta	Forestry	$83,959	Public	30	524	403
Princeton Mining Corporation	Vancouver	Mining	$126,416	Public	28	214	700
Realty World Canada	Burnaby	Real Estate	$72,351	Private			2,044
Richmond Savings Credit Union	Richmond	Financial Co-op.	$98,117	Finance	8		263
Ritchie Bros. Auctioneers	Richmond	Auctioneers	$440,000	Private			N.A.
Rivtow Straits	Vancouver	Transportation	$234,000	Private	24	233	1,200
Sandwell Inc.	Vancouver	Engineering	$135,717	Private	40		500
Scott Paper	Vancouver	Paper Products	$477,993	Public	16	185	812
Seaboard Life Insurance	Vancouver	Insurance	$377,925	Finance	6	124	302
Seaboard Lumber Sales	Vancouver	Wholesaler	$465,382	Private	9	119	73
Seaspan International	North Van C	Transportation	$110,000	Private	46		1,200
Security Pacific Bank	Vancouver	Finance	$63,442	Finance	10		40
Shafer-Haggart	Vancouver	Export	$120,000	Private	42		28
Shoppers Drug Mart (BC)	West Van	Retail	$385,000	Private	14		1,855
Simons International Corp	Vancouver	Engineering	$341,000	Private	17		2,000
Skeena Cellulose	Vancouver	Forestry	$358,000	Private			900
Slocan Forest Products Ltd.	Richmond	Forestry	$199,124	Public	25	748	2,000
Southland Canada (7-11)	Burnaby	Food	$788,179	Private	4	77	1,845
Sumitomo Canada Ltd.	Vancouver	Import/Export	$1,245,441	Private		49	N.A.
Surrey Credit Union	Surrey	Financial Co-op.	$114,827	Finance	7		400

MAJOR FIRMS WITH HEADQUARTERS IN THE VANCOUVER CMA, 1991

COMPANY	HEAD OFFICE LOCATION	TYPE OF BUSINESS	1990 REVENUES ($'000)	OWNERSHIP *	REVENUE RANKINGS		B.C. EMPLOYEES
					B.C.	CANADA	
TCG International	Burnaby	Retail	$541,930	Public	15	956	360
TSC Shannock Corp.	Burnaby	Wholesale	$28,715	Public	44	554	63
Taiga Forest Products	Burnaby	Forestry	$206,155	Private	28	262	70
Teck Corporation	Vancouver	Mining	$474,060	Public	17	51	460
Terminal Forest Products	Richmond	Forestry	$69,592	Private			250
The Dominion Company	Vancouver	Development	$171,500	Private	34		100
The Inland Group	Burnaby	Manufacturing	$180,000	Private	33		420
The Jim Pattison Group	Vancouver	(Diversified)	$2,535,000	Private	2	17	7,300
The Loewen Group Inc.	Burnaby	Funeral Services	$136,500	Public	27	194	234
The Marlin Travel Group Ltd.	Richmond	Travel Industry	$680,000	Private			1,600
Tomen Canada	Vancouver	Automotive	$137,221	Private	39		10
Total Energold Corp.	Vancouver	Mining	$48,508	Public	39	929	31
Trans Mountain Pipe Line Co.	Vancouver	Energy	$86,847	Public		211	145
Tree Island Industries	Richmond	Industrial	$85,731	Private	50		350
UMA Group Limited	Vancouver	Construction	$153,803	Private	36		124
United Buy & Sell Service	Vancouver	Furnit. Liquidators	$49,202	Private			N.A.
Van Waters & Rogers	Richmond	Wholesale	$230,000	Private	25	243	94
Vancity Savings Credit Union	Vancouver	Financial Co-op.	$267,000	Finance	3		800
Wall Financial Corp.	Vancouver	Finance	$24,801	Public	46	272	150
Weldwood of Canada	Vancouver	Forestry	$689,981	Public	12	286	2,765
West Fraser Timber	Vancouver	Forestry	$542,084	Public	14	348	1,675
Westmin Resources	Vancouver	Mining	$139,741	Public	26	988	800
Westar Group	Vancouver	Investment	$343,800	Public	19	921	3,387
Westar Mining	Vancouver	Mining	$445,800	Public	18	844	1,964
Westar Timber	Vancouver	Forestry	$243,500	Public			1,000
Westcoast Energy	Vancouver	Pipeline	$1,600,860	Public	4	55	1,300
Western Pulp Limited Partnership	Vancouver	Forestry	$385,500	Private			N.A.
Western Int. Communications	Vancouver	Broadcasting	$207,231	Public	24	224	450
Weyerhaeuser Canada	Vancouver	Forestry	$1,000,000	Private			3,650
White Spot	Vancouver	Restaurant	$140,000	Public			4,152
Woodwards	Vancouver	Retail	$691,215	Public	10	482	4,650
Workers' Compensation Board	Richmond	Government	$857,052	Crowns	5		2,034
Work World Enterprises	Surrey	Clothing	$70,000	Private			28
Zephyr Enterprises	Vancouver	Automotive	$90,000	Private	49		250

*** NOTES on Ownership Categories:**

- PUBLIC = companies listed on Canadian stock exchanges.
- PRIVATE = companies which do not issue publicly traded shares.
- FINANCE = banks, financial lending institutions, and credit unions.
- CROWNS = Crown Corporations of the Government of British Columbia.

SOURCES:

1. Revenue Rank BC = BC Business Top 100, July 1991.
2. Revenue Rank Canada = Globe & Mail Report on The Top 1000 Companies, July 1991.
3. The Business In Vancouver Book of Lists, BTW Publications, September 1991.

SECTOR EMPLOYMENT TRENDS AND FORECASTS, VANCOUVER CMA 1961-2011

ESTIMATES

YEAR INDUSTRIES	1961	1966	1971	1976	1981	1986
PRIMARY SECTORS*	N.A.	N.A.	N.A.	11,000	13,000	14,000
MANUFACTURING	57,000	70,000	70,000	80,000	92,000	76,000
CONSTRUCTION	14,000	19,000	25,000	29,000	40,000	22,000
T.C.U.**	34,000	38,000	46,000	59,000	68,000	63,000
WHOLESALE TRADE	18,000	22,000	26,000	36,000	42,000	35,000
RETAIL TRADE	36,000	46,000	55,000	71,000	85,000	92,000
FINANCE, INSURANCE AND REAL ESTATE	16,000	18,000	26,000	36,000	49,000	55,000
NON-COMMERCIAL SERVICES***	N.A.	N.A.	N.A.	N.A.	N.A.	94,000
COMMERCIAL SERVICES****	31,000	46,000	60,000	88,000	116,000	109,000
PUBLIC ADMINISTRATION AND DEFENCE	N.A.	N.A.	N.A.	29,000	37,000	40,000
TOTAL	N.A.	N.A.	N.A.	N.A.	N.A.	598,000

FORECASTS

YEAR INDUSTRIES	1991	1996	2001	2006	2011
PRIMARY SECTORS*	13,000	14,000	14,000	15,000	16,000
MANUFACTURING	98,000	106,000	115,000	124,000	135,000
CONSTRUCTION	34,000	38,000	41,000	46,000	50,000
T.C.U.**	81,000	90,000	102,000	114,000	127,000
WHOLESALE TRADE	46,000	51,000	58,000	65,000	72,000
RETAIL TRADE	108,000	122,000	140,000	159,000	178,000
FINANCE, INSURANCE AND REAL ESTATE	69,000	81,000	95,000	110,000	126,000
NON-COMMERCIAL SERVICES***	120,000	138,000	160,000	184,000	209,000
COMMERCIAL SERVICES****	142,000	164,000	191,000	220,000	250,000
PUBLIC ADMINISTRATION AND DEFENCE	39,000	42,000	46,000	50,000	54,000
TOTAL	750,000	846,000	962,000	1,087,000	1,217,000

NOTES:

* Denotes Agriculture, Farming, Fishing, Forestry, Mining and Petroleum.
** Denotes Transportation, Communications and Utilities.
*** Denotes Education, Health and Welfare Services.
**** Denotes Amusement & Entertainment, Services to Business, Accommodation and Food, Miscellaneous and Personal Services.

SOURCES:

1. ESTIMATE Figures from Labour Force Survey and Census Data, Statistics Canada.
2. FORECASTS for Vancouver CMA from GVRD, Development Services Department.

CAPITAL EXPENDITURES AND REPAIRS IN MANUFACTURING FOR THE VANCOUVER CMA, 1980-1990

YEAR	NEW EXPENDITURES		REPAIRS		TOTAL
	CONSTRUCTION	MACHINERY & EQUIPMENT	CONSTRUCTION	MACHINERY & EQUIPMENT	
	$	$	$	$	$
1980	81,100,000	179,500,000	29,000,000	120,200,000	409,800,000
1981	110,300,000	282,400,000	31,800,000	128,600,000	553,100,000
1982	94,600,000	196,400,000	29,900,000	121,400,000	442,300,000
1983	47,400,000	169,300,000	25,600,000	121,900,000	364,200,000
1984	46,200,000	144,900,000	25,100,000	136,600,000	352,800,000
1985	31,600,000	185,300,000	31,800,000	139,500,000	388,200,000
1986	48,000,000	196,800,000	28,500,000	145,000,000	418,300,000
1987	53,500,000	257,500,000	32,800,000	164,500,000	508,300,000
1988	71,000,000	258,000,000	30,700,000	174,600,000	534,300,000
1989	91,600,000	354,600,000	28,500,000	168,700,000	643,400,000
1990	81,200,000	313,600,000	30,700,000	173,000,000	598,500,000

SOURCE:
Statistics Canada

VANCOUVER STOCK EXCHANGE, 1981-1991

STOCK EXCHANGE ACTIVITY INDICATORS, 1981-1991

	SHARES TRADED			
YEAR	DOLLAR VALUE	NUMBER	ISSUES LISTED	COMPANIES LISTED
1981	$3,895,000,000	1,574,000,000	1,256	*
1982	$1,559,000,000	1,445,000,000	1,385	*
1983	$3,963,000,000	3,117,000,000	1,650	*
1984	$2,233,000,000	2,264,000,000	1,888	*
1985	$2,718,000,000	2,752,000,000	2,457	2,045
1986	$4,485,000,000	3,493,000,000	2,599	2,191
1987	$6,650,300,000	4,795,100,000	2,838	2,172
1988	$3,257,500,000	3,473,200,000	2,962	2,632
1989	$3,821,500,000	3,982,800,000	2,966	2,679
1990	$4,062,500,000	4,128,100,000	2,782	2,501
1991	$3,465,300,000	3,680,800,000	2,593	2,320

Member brokerage firms in 1991: 44

NOTE:
*Figures Not Available

COMPARISON OF TRADING ON CANADIAN EXCHANGES, 1990 and 1991

VOLUME (in millions of shares)

	1991	%	1990	%
VANCOUVER	3,680.8	31.9	4,128.1	34.9
TORONTO	5,837.6	50.5	5,660.4	47.9
ALBERTA	678.1	5.9	663.2	5.6
MONTREAL	1,349.9	11.7	1,364.2	11.6
TOTAL	11,564.4	100.0	11,815.9	100.0

VALUE (in millions of dollars)

	1991	%	1990	%
VANCOUVER	$3,465.3	3.9	$4,062.5	4.8
TORONTO	$67,749.5	75.2	$64,008.6	76.1
ALBERTA	$567.0	0.6	$620.9	0.8
MONTREAL	$18,332.8	20.3	$15,405.3	18.3
TOTAL	$90,114.6	100.0	$84,097.3	100.0

SOURCE:
"1991 Statistics", Vancouver Stock Exchange

TOTAL INCORPORATIONS (Business and Consumer) IN GREATER VANCOUVER, 1983-1991

YEAR	1983	1984	1985	1986	1987	1988	1989	1990	1991
MUNICIPALITIES									
BELCARRA	1	1	0	0	0	0	0	1	2
BURNABY	415	503	572	588	704	638	734	697	642
COQUITLAM	166	151	175	228	244	190	242	269	227
DELTA	203	247	249	286	358	373	481	437	451
LANGLEYS*	207	220	310	406	386	364	432	452	451
LIONS BAY	2	4	0	5	1	5	7	3	6
MAPLE RIDGE	81	93	130	122	152	175	139	175	173
NEW WESTMINSTER	279	258	245	285	322	302	335	283	284
NORTH VANCOUVER**	418	425	440	495	571	523	613	543	501
PITT MEADOWS	11	13	11	20	16	20	23	18	22
PORT COQUITLAM	104	108	109	133	127	134	171	178	154
PORT MOODY	25	35	54	38	39	42	47	45	60
RICHMOND	509	562	569	639	696	786	968	840	900
SURREY	473	531	556	623	685	689	849	824	880
VANCOUVER	6,146	6,290	6,933	7,697	8,866	8,971	10,663	8,577	7,835
WEST VANCOUVER	127	128	131	186	180	161	194	188	154
WHITE ROCK	80	94	100	138	160	161	166	144	173
OTHER	5	1	2	5	7	6	8	7	6
VANCOUVER CMA	**9,252**	**9,664**	**10,586**	**11,894**	**13,514**	**13,540**	**16,072**	**13,681**	**12,921**
BRITISH COLUMBIA	**13,787**	**14,052**	**15,581**	**17,067**	**18,691**	**18,703**	**21,817**	**19,550**	**18,528**

NOTES:

* Denotes both the City and Township of Langley
** Denotes both the City and District of North Vancouver

SOURCE:

Business Formations and Failures is produced by the Planning and Statistics Division of the Ministry of Finance and Corporate Relations. Data in these tables are obtained from the Office of the Superintendent of Bankruptcy of the Federal Department of Consumer and Corporate Affairs, and the Registrar of Companies of the Ministry of Finance and Corporate Relations.

TOTAL BANKRUPTCIES (Business and Consumer) IN GREATER VANCOUVER, 1983-1991

YEAR	1983	1984	1985	1986	1987	1988	1989	1990	1991
MUNICIPALITIES									
BELCARRA	1	0	0	1	0	1	2	0	1
BURNABY	171	193	152	192	203	183	201	227	346
COQUITLAM	57	69	58	59	93	75	84	80	141
DELTA	92	94	102	87	76	66	55	82	120
LANGLEYS*	101	96	73	104	125	81	105	83	140
LIONS BAY	1	2	0	3	3	2	1	3	1
MAPLE RIDGE	39	55	37	39	74	60	38	49	95
NEW WESTMINSTER	47	54	56	66	64	56	67	110	141
NORTH VANCOUVER**	174	136	118	142	144	136	105	152	207
PITT MEADOWS	6	10	12	11	13	6	9	14	10
PORT COQUITLAM	51	54	64	47	60	45	30	51	82
PORT MOODY	27	36	25	33	29	24	21	28	28
RICHMOND	144	129	146	118	95	157	132	186	240
SURREY	250	266	230	271	268	245	222	319	509
VANCOUVER	563	508	516	531	585	574	545	684	898
WEST VANCOUVER	47	47	31	31	58	25	23	39	63
WHITE ROCK	34	32	22	24	24	29	36	26	57
OTHER	4	2	1	2	3	2	2	3	3
VANCOUVER CMA	**1,809**	**1,783**	**1,643**	**1,761**	**1,917**	**1,767**	**1,678**	**2,136**	**3,082**
BRITISH COLUMBIA	**3,882**	**4,095**	**3,989**	**4,237**	**4,119**	**3,706**	**3,423**	**4,184**	**5,690**

NOTES:

* Denotes both the City and Township of Langley.

** Denotes both the City and District of North Vancouver.

SOURCE:

Business Formations and Failures is produced by the Planning and Statistics Division of the Ministry of Finance and Corporate Relations. Data in these tables are obtained from the Office of the Superintendent of Bankruptcy of the Federal Department of Consumer and Corporate Affairs, and the Registrar of Companies of the Ministry of Finance and Corporate Relations.

CONVENTIONS IN GREATER VANCOUVER, 1981-1991

YEAR	Number of Conventions Held	Number of Delegates Attenting Conventions*	Total Estimated Expenditures (in current $)
1981	291	117,072	$86,984,996
1982	299	122,154	$95,537,931
1983	311	139,058	$114,483,177
1984	305	116,784	$101,205,724
1985	310	128,377	$117,107,243
1986	466	178,637	$171,531,912
1987	293	128,245	$129,625,632
1988	294	130,531	$138,879,820
1989	330	155,612	$174,279,490
1990	357	164,934	$193,955,457
1991	323	155,686	$192,234,534

NOTE:
* The above data includes only those conventions with 25 or more delegates attending.

SOURCE:
Tourism Vancouver

CONSUMER PRICE INDEX (1986=100), VANCOUVER CMA 1975-1992

DATE	All Items INDEX	Food	Housing	Clothing	Trans-portation	Health Personal	Recreation / Education / Reading	Tobacco / Alcohol
1975*	45.4	46.4	47.6	53.8	38.4	46.9	48.9	36.0
1976*	49.7	48.3	53.6	57.3	45.1	51.3	52.2	38.7
1977*	53.3	51.2	58.8	60.4	47.7	54.8	54.6	40.9
1978*	57.4	57.8	62.6	63.4	50.2	57.9	56.9	44.9
1979*	61.9	64.6	65.5	68.6	54.7	62.9	60.8	47.7
1980*	67.7	71.3	69.5	77.1	61.3	69.7	66.0	53.5
1981*	77.3	79.1	80.3	83.4	74.6	77.7	72.7	61.8
1982*	85.5	85.6	89.7	89.7	83.7	86.0	79.4	70.0
1983*	90.2	89.2	94.3	93.3	88.5	91.7	86.1	76.1
1984*	93.8	93.8	96.8	95.7	93.1	95.1	89.6	82.0
1985*	96.8	95.6	98.2	98.0	98.3	97.2	94.5	89.8
1986*	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1987*	103.1	103.4	101.7	102.7	103.9	103.4	104.8	106.2
1988*	106.8	106.2	104.9	107.2	106.5	106.7	109.6	115.9
1989*	111.5	108.1	109.9	110.5	113.6	109.2	114.1	123.6
1990*	117.6	114.9	115.7	112.8	121.8	113.5	118.9	132.5
1991|01	123.0	122.2	118.4	117.9	128.1	121.6	126.8	140.2
1991|02	123.2	123.0	118.7	121.0	125.9	121.8	126.8	140.8
1991|03	123.3	123.9	118.4	123.0	122.9	122.1	126.7	148.7
1991|04	123.3	124.3	118.9	121.6	122.3	122.7	126.6	148.3
1991|05	123.5	123.7	119.1	121.7	123.1	122.5	126.7	148.6
1991|06	124.0	126.4	119.3	121.5	122.0	123.1	126.6	151.9
1991|07	123.9	124.7	119.7	121.2	122.7	122.4	126.6	151.4
1991|08	123.9	121.7	119.9	122.5	124.6	122.4	127.0	152.2
1991|09	124.1	122.1	119.8	122.6	124.6	121.6	128.2	152.6
1991|10	124.1	122.1	119.3	123.2	124.2	121.5	129.1	155.6
1991|11	124.6	123.5	119.3	122.6	125.7	122.8	129.0	155.4
1991|12	124.0	122.7	119.2	123.0	122.9	123.0	129.3	155.2
1991*	123.7	123.4	119.2	121.8	124.1	122.3	127.5	150.1
1992|01	125.4	124.2	119.4	121.9	129.0	123.0	129.1	155.6
1992|02	125.6	125.5	119.9	124.3	126.9	122.1	129.0	156.3
1992|03	126.3	127.2	120.3	124.4	127.5	122.6	129.1	158.0
1992|04	126.8	127.9	120.6	123.6	128.3	123.5	128.9	161.4
1992|05	127.0	126.9	121.2	124.3	128.2	124.1	128.8	163.8
1992|06	127.0	126.7	121.0	123.9	129.3	123.8	128.3	164.1
1992*	126.4	126.4	120.4	123.7	128.2	123.2	128.9	159.9

NOTES:
* Denotes an Annual Average.

SOURCE:
Statistics Canada

TRANSIT RIDERSHIP IN GREATER VANCOUVER, 1987-1992

REVENUE RIDERSHIP

DATE	BUS	SKYTRAIN	SEABUS	TOTAL
1987	88,068,516	11,915,925	1,826,051	101,810,492
1988	89,946,263	13,035,058	1,847,065	104,828,386
1989	93,609,031	14,508,925	1,924,391	110,042,347
1990	100,540,306	18,602,427	2,072,181	121,214,914
1991|01	9,397,594	1,429,313	158,420	10,985,327
1991|02	8,224,944	1,578,868	148,751	9,952,563
1991|03	8,392,402	1,531,572	162,581	10,086,555
1991|04	8,401,467	1,630,397	166,351	10,198,215
1991|05	8,794,141	1,604,940	171,721	10,570,802
1991|06	7,755,454	1,665,489	178,379	9,599,322
1991|07	8,768,677	1,684,350	227,991	10,681,018
1991|08	8,658,167	1,754,042	227,003	10,639,212
1991|09	9,517,362	1,721,475	186,322	11,425,159
1991|10	9,406,168	1,631,945	166,289	11,204,402
1991|11	9,160,809	1,625,723	141,772	10,928,304
1991|12	8,619,314	1,662,797	151,020	10,433,131
1991	105,096,499	19,520,911	2,086,600	126,704,010
1992|01	9,215,418	1,547,760	148,696	10,911,874
1992|02	8,850,007	1,759,469	150,952	10,760,428
1992|03	8,923,989	1,713,732	173,400	10,811,121
1992|04	8,907,000	1,626,000	157,000	10,690,000

BOARDED RIDERSHIP

DATE	BUS	SKYTRAIN	SEABUS	TOTAL
1987	144,784,622	32,922,055	3,496,916	181,203,593
1988	147,682,812	22,865,374	3,834,928	174,383,114
1989	153,978,678	25,477,985	3,972,435	183,429,098
1990	166,025,265	32,727,936	4,288,184	203,041,385
1991|01	15,787,278	2,534,349	331,409	18,653,036
1991|02	13,816,847	2,815,631	312,248	16,944,726
1991|03	14,096,802	2,762,670	340,467	17,199,939
1991|04	13,833,298	2,863,819	341,943	17,039,060
1991|05	14,474,508	2,817,387	353,350	17,645,245
1991|06	12,774,247	2,933,321	367,602	16,075,170
1991|07	14,425,990	3,004,877	469,675	17,900,542
1991|08	14,243,083	3,150,523	468,047	17,861,653
1991|09	15,657,597	3,037,882	383,077	19,078,556
1991|10	15,470,880	2,866,478	341,981	18,679,339
1991|11	15,069,661	2,851,564	291,392	18,212,617
1991|12	14,174,594	2,924,259	310,322	17,409,175
1991	173,824,785	34,562,760	4,311,513	212,699,058
1992|01	15,147,736	2,705,884	305,402	18,159,022
1992|02	14,543,983	3,087,921	310,545	17,942,449
1992|03	14,661,737	3,024,242	356,329	18,042,308
1992|04	14,635,000	2,863,000	323,000	17,821,000

NOTES:
REVENUE RIDERSHIP counts riders on the system by mode where the fare was paid (i.e. number of system users).
BOARDED RIDERSHIP counts all riders using the system including transferees from other modes (i.e. number of trips).

SOURCE:
BC Transit

The People of the Region

Greater Vancouver is the third largest metropolitan centre in Canada. Its population of more than 1.6 million is approximately half that of the province. Regional population growth has been consistently strong over the past twenty years. By the year 2006, Greater Vancouver is expected to have a population of 2.1 million.

Suburban portions of Greater Vancouver are growing at extremely high rates. Surrey experienced an increase of 35 percent between the 1986 and 1991, among the highest rates in British Columbia.

POPULATION BY AGE GROUPS

Population growth is the result of natural increase (the number of births minus the number of deaths) and net migration (the number of people who move to Greater Vancouver minus the number of people who move away from Greater Vancouver). There will be a significant increase in seniors as the post-war "baby boom" generation ages.

SELECTED POPULATION CHARACTERISTICS OF THE REGION, 1986

The region is composed of a large mix of ethnic groups, reflecting Greater Vancouver's strategic geographical proximity to a number of world urban centres and trading partners. The people speak different languages and follow the many traditions of their native lands. Because of the rather unique characteristics of the people of the region, Greater Vancouver's labour force is able to offer diverse skills and experiences to potential employers.

POST-SECONDARY STUDENT ENROLMENT

Greater Vancouver is home to a number of key post-secondary educational institutions. Indeed, the universities, colleges and BCIT attract students from communities throughout British Columbia and beyond.

POPULATION BY AGE GROUPS, VANCOUVER CMA 1981-1991

AGE GROUPS	1981	1986	1991	% of Population
0 - 4	77,837	90,6[illegible]	103,415	6.45%
5 - 9	77,615	81,831	100,585	6.28%
10 - 14	87,751	81,452	94,060	5.87%
15 - 19	104,389	94,137	97,725	6.10%
20 - 24	120,750	118,772	121,420	7.58%
25 - 29	118,356	131,406	146,215	9.12%
30 - 34	116,128	125,199	152,150	9.49%
35 - 39	91,284	119,487	140,765	8.78%
40 - 44	65,050	93,008	132,895	8.29%
45 - 49	68,890	75,984	100,115	6.25%
50 - 54	68,785	69,257	79,775	4.98%
55 - 59	66,839	67,882	70,735	4.41%
60 - 64	57,383	64,299	67,215	4.19%
65 - 69	51,391	54,193	62,345	3.89%
70 - 74	38,382	46,152	50,595	3.16%
75 - 79	26,537	31,678	39,875	2.49%
80 - 84	16,396	19,332	24,200	1.51%
85 - 89	9,112	9,926	12,120	0.76%
90+	5,322	5,508	6,297	0.39%
TOTAL	1,268,197	1,380,170	1,602,502	100.00%

SOURCE:
Statistics Canada

SELECTED POPULATION CHARACTERISTICS OF THE REGION, 1986

	Vancouver CMA	Burnaby	Coquitlam	Delta	Langley City	Langley Township	Maple Ridge	New Westminster	North Vancouver City
TOTAL POPULATION	1,380,170	145,161	69,291	79,610	16,557	53,434	36,023	39,972	35,698
BY HOME LANGUAGE									
Single Responses	1,285,565	133,950	64,660	76,100	16,020	51,880	34,405	37,030	33,730
Multiple Responses	76,875	8,695	2,840	3,080	325	1,150	900	1,700	1,630
Single Responses	1,285,565	133,950	64,660	76,100	16,020	51,880	34,405	37,030	33,730
English	1,140,835	119,875	60,970	72,280	15,440	50,585	33,735	35,440	31,875
French	4,740	385	395	200	85	70	95	95	105
Non-official Languages	139,990	13,685	3,290	3,620	495	1,220	575	1,500	1,755
Chinese	63,655	4,775	1,080	440	120	270	155	235	95
Punjabi	15,370	1,035	155	1,250	0	245	10	375	90
German	6,100	355	215	350	55	355	80	90	130
Italian	8,025	2,080	115	60	0	25	45	70	155
Portuguese	3,185	185	20	155	0	10	5	65	15
Other Languages	43,655	5,255	1,705	1,365	320	320	280	655	1,265
ETHNIC ORIGIN									
Single Origins	879,675	94,405	40,885	47,045	9,700	31,130	19,780	24,295	21,470
British	392,650	39,395	20,130	25,985	5,710	17,945	12,270	12,990	12,555
French	29,310	2,840	2,595	1,475	510	1,115	940	1,205	655
German	60,435	5,550	2,860	4,260	905	3,530	1,870	1,420	1,160
Chinese	100,335	9,825	2,040	1,140	140	285	430	575	395
South Asian	45,710	5,345	1,675	2,985	65	700	160	1,425	570
Dutch	25,210	2,260	1,185	1,770	655	2,510	850	820	510
Aboriginal	8,975	655	285	310	75	240	110	360	525
Other Single origins	217,050	28,540	10,115	9,125	1,640	4,805	3,150	5,490	5,100
Multiple origins	428,770	48,230	26,615	32,135	6,650	21,895	15,520	14,435	13,890
BY PLACE OF BIRTH									
Non-immigrant population	970,595	103,320	53,105	61,630	13,470	44,340	29,555	30,710	25,820
Born in BC	616,065	67,715	34,970	39,595	8,520	30,115	19,715	18,440	15,620
Born in Rest of Canada	354,530	35,605	18,135	22,035	4,950	14,225	9,840	12,270	10,200
Immigrant Population	391,845	39,320	14,390	17,555	2,880	8,685	5,745	8,025	9,545
United States	23,925	2,120	955	1,380	225	745	470	735	755
Other Americas	12,010	890	610	490	70	275	75	290	355
United Kingdom	90,690	7,955	3,760	5,645	1,130	2,980	2,440	2,440	3,415
Other European	108,985	13,075	4,265	5,480	1,015	3,395	2,050	2,575	3,040
Africa	12,045	2,145	680	345	20	135	50	155	510
Asia	129,420	11,645	3,590	3,500	330	960	420	1,565	1,230
Other	14,770	1,490	530	715	85	195	240	270	235

SOURCE:
1986 Census, Statistics Canada

SELECTED POPULATION CHARACTERISTICS OF THE REGION, 1986

	North Vancouver District	Pitt Meadows	Port Coquitlam	Port Moody	Richmond	Surrey	Vancouver	West Vancouver	White Rock
TOTAL POPULATION	68,241	8,004	29,115	15,754	108,492	181,447	431,147	36,266	14,387
BY HOME LANGUAGE									
Single Responses	65,710	7,735	27,820	15,365	101,070	171,500	390,795	34,370	13,525
Multiple Responses	2,080	265	1,050	380	6,890	8,785	35,110	1,360	325
Single Responses	65,710	7,735	27,820	15,365	101,070	171,500	389,665	34,370	13,525
English	62,820	7,465	26,820	14,710	88,985	161,220	302,330	32,880	13,210
French	190	0	35	55	335	400	2,085	120	35
Non-official languages	3,035	265	970	600	11,750	9,885	85,245	1,365	280
Chinese	525	25	190	65	5,395	1,450	48,440	265	10
Punjabi	55	130	270	0	1,580	3,935	6,230	0	0
German	370	25	110	80	655	745	1,940	300	135
Italian	165	15	15	40	130	250	4,680	150	0
Portuguese	15	10	10	5	220	80	2,385	0	5
Other Languages	1,905	60	370	410	3,775	3,415	21,575	650	135
ETHNIC ORIGIN									
Single Origins	39,875	4,760	15,975	8,730	71,800	109,815	301,555	22,070	9,150
British	24,165	2,555	9,310	5,090	29,915	55,155	95,945	14,405	6,130
French	1,050	155	585	415	1,825	4,555	8,375	530	330
German	2,970	485	1,405	665	5,680	10,170	14,745	1,375	1,000
Chinese	1,425	100	490	220	8,975	2,580	70,505	880	85
South Asian	1,305	200	740	165	6,095	7,995	15,870	310	10
Dutch	850	505	450	195	2,300	5,530	3,970	445	255
Aboriginal	135	20	95	120	250	680	5,075	20	20
Other Single origins	7,970	735	2,910	1,855	16,755	23,150	87,070	4,105	1,310
Multiple origins	27,915	3,240	12,890	7,010	36,160	70,470	123,115	13,665	4,700
BY PLACE OF BIRTH									
Non-immigrant population	50,060	6,445	23,100	12,835	73,955	140,980	257,745	24,330	10,220
Born in BC	31,875	4,515	16,545	8,380	47,210	91,125	156,720	14,460	4,590
Born in Rest of Canada	18,185	1,930	6,555	4,455	26,745	49,855	101,025	9,870	5,630
Immigrant Population	17,730	1,560	5,770	2,905	34,005	39,315	166,930	11,400	3,630
United States	1,355	75	320	315	1,535	2,580	8,640	990	385
Other Americas	470	50	105	120	1,160	1,205	5,450	270	50
United Kingdom	6,160	595	2,260	935	7,575	11,200	24,830	4,870	1,755
Other European	5,060	555	1,630	900	7,900	12,430	40,900	2,795	1,185
Africa	1,495	25	165	160	1,585	715	3,355	425	10
Asia	2,565	250	1,020	410	12,960	9,895	76,760	1,760	145
Other	620	10	260	75	1,280	1,290	6,990	295	100

SOURCE:
1986 Census, Statistics Canada

POST-SECONDARY STUDENT ENROLMENT IN THE GREATER VANCOUVER REGION, 1981/82-1991/92

School YEAR	Univ. of B.C.	Simon Fraser Univ.	B.C. Inst. of Tech.	Emily Carr Coll. of Art/ Design	COMMUNITY COLLEGES					TOTALS	
					Capi-lano	Douglas	Fraser Valley	Kwant-len	V.C.C.	GVRD	BC
1981-1982	26,651	11,424	14,633	482	3,377	2,718	1,523	2,732	6,731	70,271	99,539
1982-1983	27,309	12,196	13,888	509	3,495	2,880	1,601	3,045	7,158	72,081	105,111
1983-1984	28,317	12,679	13,169	671	3,540	3,660	1,929	3,268	7,227	74,460	109,052
1984-1985	27,494	12,478	14,000	651	3,798	4,084	2,074	3,302	7,045	74,926	108,362
1985-1986	27,321	12,658	13,067	923	4,091	4,128	2,014	3,312	7,126	74,640	109,326
1986-1987	26,859	12,869	12,464	657	3,779	4,133	2,152	3,135	7,535	73,583	109,051
1987-1988	27,294	13,898	13,758	1,026	4,120	4,674	2,225	3,502	7,855	78,352	116,560
1988-1989	27,849	14,239	13,507	994	4,653	5,236	2,645	3,937	7,771	80,831	120,363
1989-1990	28,461	15,923	13,531	1,201	4,900	5,532	2,602	4,137	7,395	83,682	127,288
1990-1991	29,743	16,290	13,202	1,102	4,820	5,626	2,722	5,160	6,939	85,604	131,358
1991-1992	30,171	17,335	13,849	1,120	5,133	6,242	2,903	5,969	8,568	91,290	146,432

NOTES:

* Data is applicable to Full-Time and Part-Time Student Enrolment in Non-Vocational Programs, including University Transfer, Career/Technical, General Studies and College Preparatory Programs.

** UBC data as at November 1. SFU data as at October 1. Data from BCIT, Emily Carr and Community Colleges as at October 31.

SOURCE:

B.C. Ministry of Advanced Education,Training and Technology, University and College Statistical Reports.
Data as of August 10th, 1992.

THE GREATER VANCOUVER MUNICIPALITIES

The Municipalities

Having established key economic statistics about the region as a whole in the previous section, we also have information about each of the municipalities within the GVRD. Please note that the City of Langley and Township of Langley did not join the GVRD until January 1989. However, both of these communities, along with Pitt Meadows and Maple Ridge, are included in the Vancouver CMA.

INCORPORATION DATA, AREA, AND ASSESSED VALUES

There are eighteen municipalities in the GVRD as shown on the accompanying map. New Westminster (incorporated in 1860) is the oldest while Anmore (incorporated in 1987) is the newest. The City of Vancouver has the largest population while the Village of Belcarra has the smallest. The District of Surrey is the largest in area while the Village of Lions Bay is the smallest.

The assessed values of property approximate the level of investment in land and improvements to land (buildings and structures). While there is a lag in the reflection of market values in assessment data, owing to the two-year valuation cycle, the mandate of the Assessment Authority of British Columbia is to value property at market prices.

DEVELOPMENT ACTIVITY

The picture of Greater Vancouver is not complete without considering the physical changes in the landscape. The growth in population, households, jobs and economic activity generate a demand for the construction of residential units, as well as commercial and industrial building stock.

In this section we present statistics on building permits, commercial and industrial floorspace, and the assessed value of properties used for municipal property taxation. These data provide an indication of the amount of investment in the economic development of Greater Vancouver.

The building permit data show the relative proportion of construction in the residential, commercial and industrial sectors.

BUSINESS LICENCES

Almost 97,000 business licences were issued in the Vancouver CMA during 1991. The number of business licences issued by municipalities and the percentage change over 1989, within the Vancouver CMA, are shown on a table.

INDUSTRIAL PARKS

The stock of industrial buildings is dispersed throughout most municipalities in the region. Some industrial buildings are located in the older, established areas where industries first located. Over the past thirty years a new form of industrial development emerged --- the industrial park. Industrial parks vary in size and type of industrial activity permitted by municipal zoning regulations. Most industrial parks are found in developing suburban municipalities.

HOUSING

The largest proportion of construction investment is in the residential sector. This investment is spurred by the demand for new dwellings resulting from the growing population of our metropolitan community.

Housing starts in the Vancouver CMA have surpassed the levels experienced in 1980 and 1981. For the past twelve years, more than half (54%) of the housing starts in British Columbia were located within the Vancouver CMA. Vancouver and Surrey lead the municipalities in the metropolitan area.

Rental accommodation data have also been included. Apartment rental rates and vacancy rates are also indicators of the demand for housing in the metropolitan area.

Housing prices also appear in this document. A quarterly review of median prices for single-detached houses and condominiums is presented.

POPULATION AND HOUSEHOLD TRENDS

The trends for population and households are the actual figures from the Census of Canada, conducted over the period 1961 through 1986. The household trends are also given for ground-oriented and apartment dwellings.

LABOUR FORCE AND EMPLOYMENT TRENDS

The chief means of acquiring income in British Columbia is through employment. Over seventy percent of personal income is generated by having a job.

The Greater Vancouver labour market, like most other metropolitan economies in North America, is changing. The changes are occurring in the characteristics of jobs as well as in the make-up of the labour force. Employment has shifted from goods producing occupations to the service sector jobs. The labour force has grown dramatically, and women are participating in the labour market at a significantly higher rate.

The following tables present data on the labour market from two perspectives: Labour Force and Employment. Labour Force data show the number of people who are ready, willing and able to work for money wages, whether they are employed or not. Hence, the Labour Force statistics will include full-time, part-time, and unemployed persons. These figures are an estimation of labour supply. On the other hand, the Employment data refer to the demand for labour. These statistics measure the type and classification for the jobs held by the employed labour force.

In addition, there are tables which depict employment by industry sector by municipality for 1991. The GVRD Development Services Department recently commissioned consultant David Baxter to conduct an employment survey of the region. The result is a report entitled "Estimation of the 1991 Spatial Distribution of Employment in Metropolitan Vancouver" (July 1991). The two data tables taken from that publication are: Number of Employees by Industry Sector and Number of Employers by Industry Sector.

MOTOR VEHICLES

The number of motor vehicles registered and insured in the GVRD is growing at a rate faster than the increase in population. This is especially true of vehicles used by commuters driving to and from work.

REVENUE CANADA TAXATION STATISTICS

According to income tax returns, the average incomes of individuals in the metropolitan area have grown from the period 1984 through 1989. A separate table is shown for adjustments after inflation.

GREATER VANCOUVER MUNICIPALITIES

				1991 ASSESSED PROPERTY VALUES	
MUNICIPALITIES	Incorporation Date (M-D-Y)	Census Population 1991 *	Area** (Hectares)	Number Of Properties (All Property Classifications)	Actual TOTAL Values (Current $)
ANMORE	12/7/1987	741	502.9	374	63,574,330
BELCARRA	8/22/1979	586	561.1	358	66,614,500
BURNABY	9/22/1892	158,858	10,674.0	47,129	12,776,910,298
COQUITLAM	7/25/1891	84,021	15,257.3	26,288	5,247,351,651
DELTA	11/10/1879	88,978	36,432.7	28,833	6,038,322,824
LANGLEY CITY	3/15/1955	19,765	1,018.2	5,963	1,060,453,125
LANGLEY TOWNSHIP	4/26/1873	66,040	31,765.3	24,819	3,645,928,600
LIONS BAY	1/2/1971	1,328	286.7	523	129,551,900
MAPLE RIDGE	9/12/1874	48,422	26,710.2	17,440	2,391,209,493
NEW WESTMINSTER	7/16/1860	43,585	2,200.2	12,831	2,908,820,964
NORTH VANCOUVER CITY	5/13/1907	38,436	1,267.3	11,059	2,888,647,954
NORTH VANCOUVER DISTRICT	8/10/1891	75,157	17,819.3	25,097	5,801,272,577
PITT MEADOWS	4/24/1914	11,147	5,004.5	4,096	530,834,482
PORT COQUITLAM	3/7/1913	36,773	3,101.7	12,070	2,046,354,890
PORT MOODY	3/7/1913	17,712	2,179.6	5,910	1,124,063,267
RICHMOND	11/10/1879	126,624	16,806.8	45,392	11,054,480,524
SURREY	11/10/1879	245,173	37,140.0	80,904	14,020,456,701
VANCOUVER	4/6/1886	471,844	11,614.9	121,939	48,003,045,654
WEST VANCOUVER	3/15/1912	38,783	9,893.7	14,413	6,045,774,246
WHITE ROCK	4/15/1957	16,314	1,401.5	6,748	1,174,091,392
Electoral Area 'A' (U.E.L.)	Unincorporated	4,534	1,400.0	500	440,618,453
Electoral Area 'B'	Unincorporated	260	86,810.0	649	53,151,021
Electoral Area 'C' (Bowen Isl.)	Unincorporated	2,199	5,020.0	1,682	253,136,383
INDIAN RESERVES		5,222			
TOTALS GVRD		1,542,744	293,153.2	473,481	124,842,621,254
TOTALS CMA		1,602,502	324,867.9	495,017	127,764,665,229

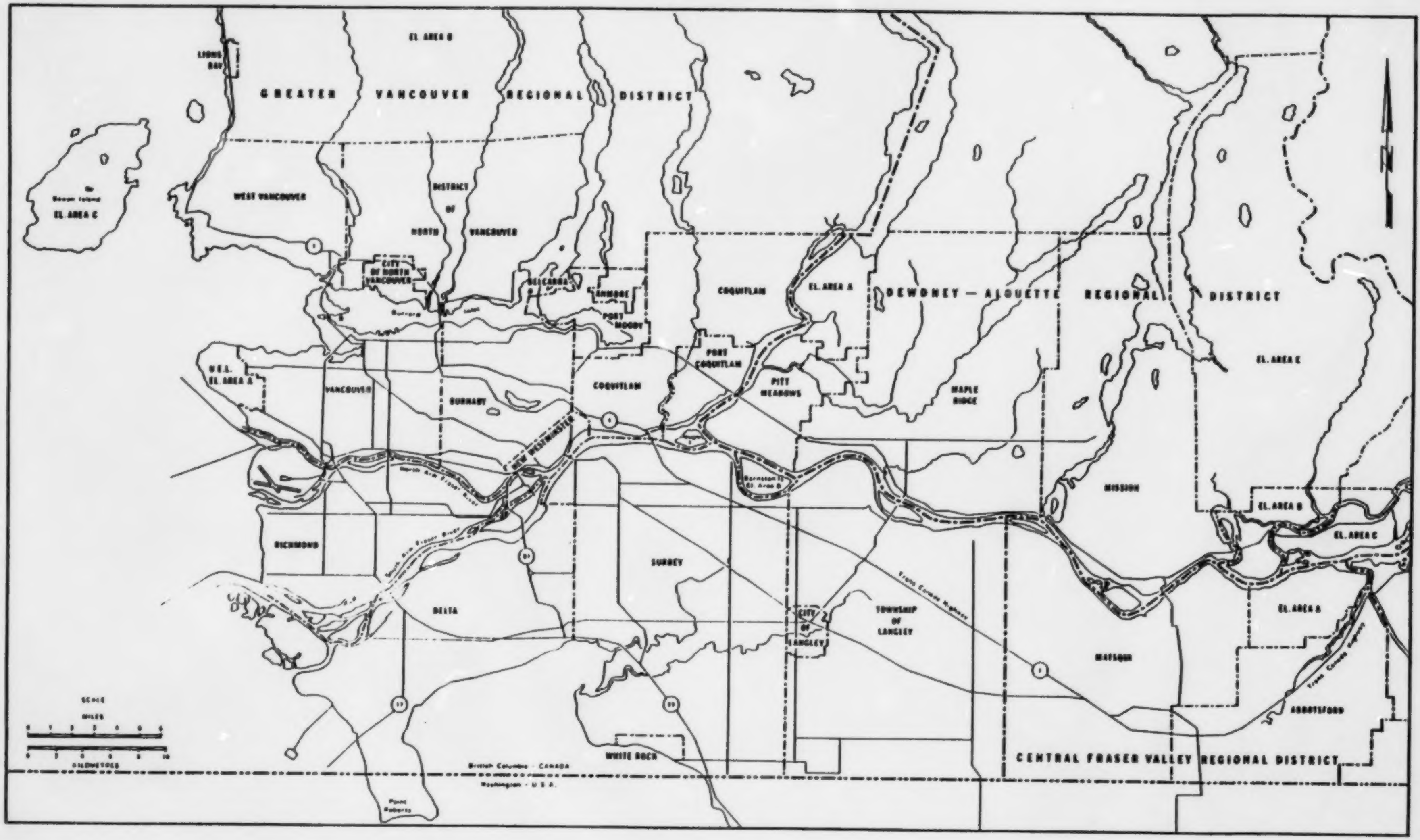
NOTES:

* GVRD and CMA totals include the population of Indian Reserves.

** Area figures include land and water.

SOURCES:

1. 1991 Authenticated Assessments by Municipality, British Columbia Assessment Authority, October 1991.
2. 1991 Census Data, Statistics Canada.
3. "Statistics Relating to Regional and Municipal Governments in British Columbia 1990". Ministry of Municipal Affairs, Recreation and Culture, Province of British Columbia. Victoria, B.C., 1990.
4. "B.C. Municipal Yearbook 1992: REDBOOK". Published by the Journal of Commerce, Burnaby, B.C., 1992.


GREATER VANCOUVER REGIONAL DISTRICT
DEWDNEY — ALOUETTE REGIONAL DISTRICT
CENTRAL FRASER VALLEY REGIONAL DISTRICT
LIONS BAY
EL. AREA B
WEST VANCOUVER
DISTRICT OF NORTH VANCOUVER
CITY OF NORTH VANCOUVER
Burrard Inlet
BELCARRA
ANMORE
PORT MOODY
COQUITLAM
PORT COQUITLAM
EL. AREA A
PITT MEADOWS
MAPLE RIDGE
MISSION
EL. AREA B
EL. AREA C
EL. AREA A
ABBOTSFORD
MATSQUI
TOWNSHIP OF LANGLEY
CITY OF LANGLEY
Barnston Is. El. Area B
SURREY
WHITE ROCK
NEW WESTMINSTER
BURNABY
VANCOUVER
U.E.L. EL. AREA A
RICHMOND
DELTA
North Arm Fraser River
South Arm Fraser River
Trans Canada Highway
Bowen Island
EL. AREA C
Point Roberts
British Columbia - CANADA
Washington - U.S.A.
SCALE
MILES
0 1 2 3 4 5 6
0 2 4 6 8 10
KILOMETRES

SF-1521

TOTAL ANNUAL BUILDING PERMIT VALUES, 1983-1992

YEAR	1983	1984	1985	1986	1987
MUNICIPALITIES	$	$	$	$	$
BURNABY	129,220,269	149,031,815	130,490,085	168,988,510	193,770,017
COQUITLAM	76,029,205	47,081,510	54,364,594	98,113,717	105,834,715
DELTA	51,121,046	44,870,251	56,551,332	56,447,533	89,935,850
LANGLEY CITY	10,161,100	8,677,935	6,921,640	5,742,215	19,147,440
LANGLEY TOWNSHIP	51,626,135	36,887,538	49,323,906	78,476,397	82,908,707
NEW WESTMINSTER	31,629,611	26,007,774	50,521,293	34,257,567	61,934,248
NORTH VANCOUVER CITY	25,787,813	21,441,133	66,203,348	43,737,716	43,159,894
NORTH VANCOUVER DISTRICT	47,298,735	47,966,600	54,342,850	46,271,000	54,737,500
PORT COQUITLAM	13,942,970	5,022,601	8,712,736	28,874,839	44,628,480
PORT MOODY	7,941,110	5,336,392	13,882,686	7,286,435	11,750,780
RICHMOND	98,885,879	81,399,827	112,217,570	134,291,035	162,048,199
SURREY	222,757,686	174,314,063	214,508,578	309,585,798	368,119,102
VANCOUVER / UEL	550,031,974	713,136,563	589,459,640	466,057,009	621,738,789
WEST VANCOUVER	32,546,037	35,997,741	36,994,431	60,247,080	69,141,002
WHITE ROCK	12,518,690	12,390,498	9,453,412	29,300,521	26,670,920
TOTAL GVRD PERMIT VALUES ($)	1,361,498,260	1,409,562,241	1,453,948,101	1,567,677,372	1,955,525,643

YEAR	1988	1989	1990	1991	1992 to June
MUNICIPALITIES	$	$	$	$	$
BURNABY	267,762,165	331,319,402	364,244,942	396,925,515	198,481,332
COQUITLAM	126,297,546	151,114,783	128,167,405	142,476,590	152,450,963
DELTA	224,031,740	177,464,000	141,524,000	104,150,000	64,347,000
LANGLEY CITY	34,139,894	29,164,300	25,100,740	48,633,229	6,669,700
LANGLEY TOWNSHIP	94,215,758	134,561,879	115,168,776	151,846,024	75,564,479
NEW WESTMINSTER	82,532,633	174,081,885	106,198,632	108,982,490	33,877,785
NORTH VANCOUVER CITY	47,160,949	67,518,706	63,827,637	20,788,892	14,701,400
NORTH VANCOUVER DISTRICT	77,635,300	79,968,000	96,370,000	88,494,000	50,214,000
PORT COQUITLAM	60,374,758	60,707,855	73,021,000	67,883,000	35,406,177
PORT MOODY	14,016,164	47,722,073	27,664,786	32,658,031	15,537,853
RICHMOND	303,534,359	357,327,120	247,423,335	271,003,752	156,908,151
SURREY	501,908,051	658,013,136	604,329,242	580,249,228	268,581,419
VANCOUVER / UEL	778,249,161	1,004,544,161	862,110,292	936,120,838	533,256,491
WEST VANCOUVER	79,279,937	87,248,900	73,388,113	72,636,565	42,815,010
WHITE ROCK	21,723,280	21,743,185	19,296,130	68,950,940	12,740,800
TOTAL GVRD PERMIT VALUES ($)	2,712,861,695	3,382,499,385	2,947,835,030	3,091,799,094	1,661,552,560

SOURCES:
1. GVRD, Development Services Department
2. GVRD Municipalities

ANNUAL COMMERCIAL BUILDING PERMIT VALUES, 1983-1992

YEAR	1983	1984	1985	1986	1987
MUNICIPALITIES	$	$	$	$	$
BURNABY	22,893,208	32,418,032	29,010,767	56,036,679	62,962,238
COQUITLAM	10,678,945	7,427,550	4,885,290	14,970,100	7,751,647
DELTA	5,618,743	6,069,656	9,113,902	5,887,780	10,409,000
LANGLEY CITY	3,592,800	5,546,135	2,268,000	1,474,840	2,866,200
LANGLEY TOWNSHIP	2,121,474	1,409,270	2,429,750	1,903,330	9,756,974
NEW WESTMINSTER	1,704,650	2,654,511	10,456,088	7,544,903	13,561,507
NORTH VANCOUVER CITY	9,869,550	6,288,065	36,695,080	17,410,440	7,752,406
NORTH VANCOUVER DISTRICT	4,055,600	9,217,500	4,163,216	4,698,800	10,400,000
PORT COQUITLAM	1,389,469	389,826	624,031	2,906,581	1,562,700
PORT MOODY	913,900	1,046,300	2,479,000	1,116,500	444,576
RICHMOND	10,308,679	8,445,930	26,444,050	24,284,184	17,319,707
SURREY	12,622,110	14,331,412	19,569,818	26,030,422	36,654,441
VANCOUVER / UEL	175,768,583	232,116,488	120,621,488	124,887,053	158,854,713
WEST VANCOUVER	2,849,729	8,121,272	3,461,116	8,593,240	2,284,000
WHITE ROCK	1,183,845	3,247,077	351,472	613,610	1,172,300
TOTAL GVRD PERMIT VALUES ($)	265,571,285	338,729,024	272,573,068	296,570,889	343,752,409

YEAR	1988	1989	1990	1991	1992 to June
MUNICIPALITIES	$	$	$	$	$
BURNABY	117,645,491	81,574,048	94,498,989	77,874,423	51,885,887
COQUITLAM	16,380,717	11,410,835	27,233,495	8,911,324	9,814,950
DELTA	18,749,000	17,095,000	8,206,000	3,212,000	1,456,000
LANGLEY CITY	3,893,080	8,948,850	7,448,000	3,010,200	1,513,000
LANGLEY TOWNSHIP	8,431,361	11,300,455	13,310,500	16,594,893	11,189,856
NEW WESTMINSTER	24,102,411	10,798,499	30,141,805	36,488,609	1,828,480
NORTH VANCOUVER CITY	17,928,244	13,911,200	10,736,733	2,716,640	2,774,600
NORTH VANCOUVER DISTRICT	4,480,000	24,128,000	20,245,000	8,749,000	2,220,000
PORT COQUITLAM	727,000	4,600,000	2,564,000	1,371,000	2,111,000
PORT MOODY	917,486	854,500	3,049,220	1,605,000	539,000
RICHMOND	62,784,557	79,927,922	53,481,423	40,271,052	18,375,151
SURREY	49,002,575	45,141,313	74,867,840	63,671,478	20,240,531
VANCOUVER / UEL	190,760,246	276,094,774	143,711,086	92,913,468	64,535,108
WEST VANCOUVER	2,185,314	4,891,600	1,365,875	2,892,500	6,147,200
WHITE ROCK	1,695,800	984,850	1,128,240	689,400	289,500
TOTAL GVRD PERMIT VALUES ($)	519,683,282	591,661,846	491,988,206	360,970,987	194,920,263

SOURCE:
1. GVRD Development Services
2. GVRD Municipalities

GREATER VANCOUVER COMMERCIAL / INDUSTRIAL FLOORSPACE (including Pipeline), to end of December 1990

MUNICIPALITIES (Stock) = completed retail development (Pipeline) = development proposed or under construction	1 OFFICE FLOORSPACE (square feet)	2* RETAIL SHOPPING CENTRES (square feet)	3 OTHER RETAIL FLOORSPACE (square feet)	TOTAL (1+2+3) COMMERCIAL FLOORSPACE (square feet)	TOTAL INDUSTRIAL FLOORSPACE (square feet)
BURNABY (Stock)	5,227,803	2,247,718	3,220,694	10,696,215	17,722,906
Pipeline	*288,160*	*75,000*	*44,471*	*407,631*	*691,931*
Totals	**5,515,963**	**2,322,718**	**3,265,165**	**11,103,846**	**18,414,837**
COQUITLAM (Stock)	613,488	1,279,239	1,576,507	3,469,234	2,999,477
Pipeline	*29,000*	*30,000*	*72,043*	*131,043*	*97,524*
Totals	**642,488**	**1,309,239**	**1,648,550**	**3,600,277**	**3,097,001**
DELTA (Stock)	924,103	1,160,624	1,059,196	3,143,923	7,259,619
Pipeline	*56,000*	*143,000*	*35,037*	*234,037*	*817,222*
Totals	**980,103**	**1,303,624**	**1,094,233**	**3,377,960**	**8,076,841**
LANGLEY CITY (Stock)	461,012	416,244	1,079,348	1,956,604	2,513,357
Pipeline	*0*	*0*	*6,264*	*6,264*	*27,450*
Totals	**461,012**	**416,244**	**1,085,612**	**1,962,868**	**2,540,807**
LANGLEY TOWNSHIP (Stock)	200,177	373,631	926,084	1,499,892	3,523,001
Pipeline	*15,940*	*39,070*	*54,125*	*109,135*	*184,479*
Totals	**216,117**	**412,701**	**980,209**	**1,609,027**	**3,707,480**
NEW WESTMINSTER (Stock)	1,689,441	558,470	2,082,645	4,330,556	4,567,516
Pipeline	*84,000*	*0*	*50,500*	*134,500*	*103,000*
Totals	**1,773,441**	**558,470**	**2,133,145**	**4,465,056**	**4,670,516**
NORTH VANCOUVER CITY (Stock)	1,484,229	568,082	1,582,063	3,634,374	1,639,301
Pipeline	*89,063*	*0*	*21,500*	*110,563*	*325,000*
Totals	**1,573,292**	**568,082**	**1,603,563**	**3,744,937**	**1,964,301**
NORTH VANCOUVER DISTRICT (Stock)	408,153	389,338	1,842,744	2,640,235	2,732,694
Pipeline	*0*	*51,000*	*2,600*	*53,600*	*22,920*
Totals	**408,153**	**440,338**	**1,845,344**	**2,693,835**	**2,755,614**
PORT COQUITLAM (Stock)	687,427	259,147	696,828	1,643,402	2,333,971
Pipeline	*0*	*0*	*5,700*	*5,700*	*114,712*
Totals	**687,427**	**259,147**	**702,528**	**1,649,102**	**2,448,683**
PORT MOODY (Stock)	111,911	108,555	433,203	653,669	2,096,895
Pipeline	*33,300*	*0*	*700*	*34,000*	*0*
Totals	**145,211**	**108,555**	**433,903**	**687,669**	**2,096,895**
RICHMOND (Stock)	4,701,555	1,903,716	2,848,038	9,453,309	22,765,569
Pipeline	*142,120*	*0*	*140,768*	*282,888*	*718,627*
Totals	**4,843,675**	**1,903,716**	**2,988,806**	**9,736,197**	**23,484,196**
SURREY (Stock)	1,907,012	2,785,829	4,094,624	8,787,465	8,975,804
Pipeline	*185,968*	*220,000*	*318,769*	*724,737*	*355,293*
Totals	**2,092,980**	**3,005,829**	**4,413,393**	**9,512,202**	**9,331,097**
VANCOUVER / UEL (Stock)	31,044,949	3,303,661	23,658,403	58,007,013	35,308,243
Pipeline	*1,998,798*	*0*	*721,787*	*2,720,585*	*286,847*
Totals	**33,043,747**	**3,303,661**	**24,380,190**	**60,727,598**	**35,595,090**
WEST VANCOUVER (Stock)	526,485	543,687	807,904	1,878,076	25,783
Pipeline	*78,774*	*0*	*12,666*	*91,440*	*0*
Totals	**605,259**	**543,687**	**820,570**	**1,969,516**	**25,783**
WHITE ROCK (Stock)	99,556	40,747	423,135	563,438	26,249
Pipeline	*0*	*0*	*11,689*	11,689	*0*
Totals	**99,556**	**40,747**	**434,824**	**575,127**	**26,249**
TOTAL GVRD STOCK	50,087,301	15,938,688	46,331,416	112,357,405	114,490,385
TOTAL GVRD PIPELINE	*3,001,123*	*558,070*	*1,498,619*	*5,057,812*	*3,745,005*
TOTAL GVRD FLOORSPACE	**53,088,424**	**16,496,758**	**47,830,035**	**117,415,217**	**118,235,390**

NOTES:
*Retail shopping centres includes retail development of 30,000+ square feet of floorspace.

SOURCE:
GVRD, Development Services Department.

ANNUAL INDUSTRIAL BUILDING PERMIT VALUES, 1983-1992

YEAR	1983	1984	1985	1986	1987
MUNICIPALITIES	$	$	$	$	$
BURNABY	15,697,470	13,825,917	26,186,006	25,732,093	23,455,470
COQUITLAM	971,300	3,424,700	3,400,966	9,428,500	4,730,600
DELTA	8,141,638	9,623,300	7,243,850	14,043,350	10,314,700
LANGLEY CITY	675,500	389,000	1,388,000	511,500	3,900,290
LANGLEY TOWNSHIP	246,515	2,579,130	808,000	8,057,503	5,901,880
NEW WESTMINSTER	3,402,164	989,918	4,761,434	1,869,528	6,486,556
NORTH VANCOUVER CITY	3,969,080	2,285,641	6,070,628	514,416	5,570,595
NORTH VANCOUVER DISTRICT	1,118,200	1,193,900	3,653,484	212,200	N.A.
PORT COQUITLAM	672,845	176,942	323,968	402,880	4,671,864
PORT MOODY	3,214,300	367,500	209,200	492,000	433,000
RICHMOND	13,123,350	24,645,022	21,570,522	20,399,905	38,067,529
SURREY	4,913,469	4,288,042	6,602,768	11,912,637	21,858,988
VANCOUVER / UEL	23,744,481	39,234,529	27,372,505	22,774,578	40,441,059
WEST VANCOUVER	0	0	0	0	0
WHITE ROCK	0	0	0	0	0
TOTAL GVRD PERMIT VALUES ($)	79,890,312	103,023,541	109,591,331	116,351,090	165,832,531

YEAR	1988	1989	1990	1991	1992 to June
MUNICIPALITIES	$	$	$	$	$
BURNABY	28,049,906	43,881,193	63,660,830	48,480,656	9,625,510
COQUITLAM	6,541,000	7,117,397	5,713,175	16,546,720	5,034,350
DELTA	49,012,900	50,088,000	55,279,000	47,875,000	13,966,000
LANGLEY CITY	2,330,000	2,168,000	2,753,800	2,175,500	935,000
LANGLEY TOWNSHIP	5,121,098	29,619,250	16,226,144	16,884,998	4,539,108
NEW WESTMINSTER	11,658,794	515,827	5,227,749	3,121,285	4,384,058
NORTH VANCOUVER CITY	13,103,500	6,373,500	5,050,050	6,611,100	592,000
NORTH VANCOUVER DISTRICT	N.A.	N.A.	N.A.	N.A.	N.A.
PORT COQUITLAM	9,521,520	8,423,552	7,263,000	1,045,000	244,000
PORT MOODY	821,000	1,307,000	339,000	171,100	0
RICHMOND	42,502,661	65,647,147	44,182,532	26,800,959	14,300,684
SURREY	25,874,221	38,425,792	38,521,232	35,318,020	19,956,771
VANCOUVER / UEL	100,156,902	49,776,461	76,568,883	28,821,655	54,434,743
WEST VANCOUVER	0	0	0	0	172,000
WHITE ROCK	0	0	0	0	0
TOTAL GVRD PERMIT VALUES ($)	294,693,502	303,343,119	320,785,395	233,851,993	128,184,224

SOURCES:

1. GVRD, Development Services Department
2. GVRD Municipalities

TOTAL BUSINESS LICENCES ISSUED (NEW and RENEWALS) IN THE VANCOUVER CMA, 1989-1991

MUNICIPALITIES	1989	1990	1991	% CHANGE 1989-91
ANMORE	31	31	31	0.00%
BELCARRA	0	0	0	0.00%
BURNABY	7,494	7,887	7,758	3.52%
COQUITLAM	4,335	3,750	4,085	-5.77%
DELTA	4,006	3,525	3,567	-10.96%
LANGLEY CITY	1,405	1,534	1,534	9.18%
LANGLEY TOWNSHIP	2,147	2,586	2,646	23.24%
LIONS BAY	0	0	0	0.00%
MAPLE RIDGE	1,818	2,008	2,003	10.18%
NEW WESTMINSTER	3,500	2,300	2,250	-35.71%
NORTH VANCOUVER CITY	3,477	3,504	3,568	2.62%
NORTH VANCOUVER DISTRICT	4,400	5,264	3,860	-12.27%
PITT MEADOWS	1,312	1,463	1,639	24.92%
PORT COQUITLAM	1,334	1,706	1,797	34.71%
PORT MOODY	800	1,034	1,040	30.00%
RICHMOND	6,348	6,890	8,754	37.90%
SURREY	7,697	8,608	9,225	19.85%
VANCOUVER	36,550	37,153	36,956	1.11%
WEST VANCOUVER	3,482	3,410	3,529	1.35%
WHITE ROCK	3,134	2,567	2,559	-18.35%
VANCOUVER CMA	**93,270**	**95,220**	**96,801**	**3.79%**

SOURCES:
Permits and Licences Departments of the Municipalities within the Vancouver CMA.

INDUSTRIAL PARKS AND SITES, 1991

Classification Legend: L=light industrial, M=medium industrial, H=heavy industrial, C=commercial, P=ports, R & D=research and development, I=industrial lease site, O=office.

MUNICIPALITIES	INDUSTRIAL PARKS AND SITES	Classification	AREA SIZE (acres)
BURNABY	Abbey Woods Business Park	LM	47.0
	Big Bend Municipal Land	LM	35.0
	Boundary Road Marine Way Industrial Area	LM	30.0
	Central Industrial Valley	LMH	78.0
	CNR Big Bend Property	LMH	260.0
	Discovery Park - BCIT	R&D	37.0
	Discovery Park - SFU	R&D	24.0
	Eastbrook Executive Park	LCO	14.0
	Hastings East Industrial Area	L	36.0
	Lake City Industrial Park	LMH	30.0
	Lougheed/Boundary Industrial Park	L	37.0
	Marine Way Business Park	LM	15.0
	Westminster/Canada Way Area	LO	10.0
	Willingdon Business Park	LO	16.0
	Winston/Government Industrial Area	L	26.0
COQUITLAM	Cape Horn Business Park	M	44.0
	Cewe Site (Lougheed)		11.0
	H.A. Roberts Site		11.0
	Mayfair Industrial Park	LMH	220.0
	Pacific Reach	LMH	217.6
	School House Street (Vacant)		5.0
	Woolridge (Trans Canada)		8.0
DELTA	7911 Vantage Way	L	2.5
	7791 River Road	H	6.3
	9075 - 9108 River Road	LH	27.0
	9184 and 9150 River Road		30.0
	Annacis Business Park	LMH	1,199.4
	Delta Industrial Centre	LH	75.0
	Fraser Port	LMH	45.0
	Hopcot Road		50.0
	Tilbury Business Park III		38.0
LANGLEY CITY	201st and 96th Avenue		20.0
	Glover Road Industrial Park	M	42.5
	Langley Industrial Park		57.0
LANGLEY TOWNSHIP	401 Industrial Park	LM	75.0
	Aldergrove Industrial Park	L	203.0
	Gloucester Estates Industrial Park	LMH	700.0
	Johnstone Industrial Park		90.0
	Kanaka Subdivision		40.0
	Langley West Industrial Park	M	62.5
	Mufford Industrial Park	L	95.0
	North Langley Industrial Park	LM	5.2
	North Langley Industrial Park (#260)		20.0
	North West Langley Industrial Area		1,010.0
MAPLE RIDGE	25600 Lougheed Highway		66.0
	Albion Industrial Park	MH	190.0
	Maple Meadows Industrial Park	LMH	307.5
	Maple Meadows Industrial Park, Phase 2	LM	82.5
	Maple Ridge Industrial Reserve	MH	1,157.5

INDUSTRIAL PARKS AND SITES, 1991

Classification Legend: L=light industrial, M=medium industrial, H=heavy industrial, C=commercial, P=ports, R & D=research and development, I=industrial lease site, O=office.

MUNICIPALITIES	INDUSTRIAL PARKS AND SITES	Classification	AREA SIZE (acres)
NEW WESTMINSTER	New Westminster Industrial Park	MH	44.5
NORTH VANCOUVER CITY	North Vancouver Studios	I	13.7
	Capilano Business Park-Phase I (built)	I	2.9
	Capilano Business Park-Phase II (vacant)	I	2.9
	Fullerton Lands		69.1
	Crest Ventures	I	3.9
	Devron Hercules		2.6
	Neptune Terminals		71.6
	B.C. Transit Facility		4.1
	Pacific Truck and Trailer		4.1
	Marnet	I	3.9
	700 Block West 1st Street (vacant)		3.3
NORTH VANCOUVER DISTRICT	1st Avenue	L	5.7
	Bowser Avenue	L	7.2
	BC Hydro	M	7.2
	BC Rail	***	31.6
	Canadian International College	P	63.2
	Canadian National Railway	M	11.0
	Charles Street	L	4.0
	Crown Street	L	3.2
	Cutter Island	M	4.9
	District Work Yard	L	6.1
	Dollarton Highway	LMHP	78.1
	Ewen Street	LM	12.2
	Foreshore	M	16.5
	Front Street	LM	60.5
	Harbour Front	MP	97.2
	Indian Reserve No. 2	M	17.4
	Lillooet Road	H	11.7
	Lloyd Avenue	L	11.9
	Lynn Avenue	L	6.1
	Main Street	L	9.2
	National Harboursboard	MP	111.9
	Park Street	M	11.4
	Pemberton	L	9.3
	Riverside Drive	LMP	56.2
	Roosevelt Crescent	L	5.0
	Welch Street	L	18.0
	West 1st Street	L	2.6
PORT COQUITLAM	Davies Industrial Area		10.0
	Dominion Industrial Reserve		268.0
	Mary Hill Industrial Estate		648.0
	Meridian Industrial Park		60.0
PORT MOODY	Ioco Road		22.5
RICHMOND	Brighouse Industrial Estates	M	300.0
	Brighouse West Industrial Park-16 Buildings Road	L	30.0
	Brighouse Industrial Park		20.0
	Crestwood Corporate Centre	L	5.0
	Crestwood Industrial Park	L	600.0
	Crestwood Place	L	5.6
	Fraser Port	LMH	100.0
	Fraser River Industrial Park		45.0
	Mitchell Island Industrial Estate	L	30.0
	Nelson Road Industrial Park	M	122.5
	Nelson Road	H	32.5
	Nelson Road (#255)		122.5

INDUSTRIAL PARKS AND SITES, 1991

Classification Legend: L=light industrial, M=medium industrial, H=heavy industrial, C=commercial, P=ports, R & D=research and development, I=industrial lease site, O=office.

MUNICIPALITIES	INDUSTRIAL PARKS AND SITES	Classification	AREA SIZE (acres)
RICHMOND	Riverfront Business Park	L	10.0
	Riverside Industrial Park	LM	40.0
	Shelter Island	LMH	80.0
	Westminster Highway Waterfront	M	20.0
SURREY	Bridgeview - East Bridgeview	L	65.0
	Cloverdale - BC Hydro Property	LM	70.0
	Cloverdale - McLellan Industrial Centre	MH	30.0
	Cloverdale - North Cloverdale Industrial Area	LM	26.0
	Fraser Port - Agwood	MH	3.0
	Fraser Port - Pacific Terminals	MH	37.0
	North Newton Industrial Centre	M	110.0
	Port Kells - 192 Street	M	11.2
	Port Kells - Conn Subdivision	M	31.0
	Port Kells - Mapa Property	M	12.6
	Port Kells - Trans CanadaIndustrial Park	M	12.5
	Port Kells - Viru Industrial Park	M	6.3
	Port Kells - Wells Subdivision	M	10.5
	South Westminster - 104th Avenue	M	30.0
	South Westminster - 110th Avenue	M	35.0
VANCOUVER	Discovery Park 22, UBC	R & D	50.0
	Fraserview Industrial Park	LC	25.0
	Vancouver Harbour Waterfront	H	8.0

NOTE:
Only industrial parks or sites greater than 2.5 acres are listed.

SOURCE:
1. BC Business Magazine
2. Building Owners and Managers Association
3. Planning Departments of the GVRD Municipalities

ANNUAL RESIDENTIAL BUILDING PERMIT VALUES, 1983-1992

YEAR MUNICIPALITIES	1983 $	1984 $	1985 $	1986 $	1987 $
BURNABY	78,322,891	88,178,126	66,477,378	63,144,322	96,965,428
COQUITLAM	60,147,629	32,715,565	43,219,623	67,251,317	87,978,429
DELTA	31,855,450	22,468,000	36,314,435	32,102,600	62,101,000
LANGLEY CITY	5,651,800	2,699,800	3,234,640	3,754,875	12,204,950
LANGLEY TOWNSHIP	46,431,367	29,957,156	42,904,261	44,761,222	59,617,104
NEW WESTMINSTER	26,247,973	21,826,965	34,278,771	24,073,403	39,215,813
NORTH VANCOUVER CITY	11,005,500	11,590,900	22,519,607	23,213,450	27,547,882
NORTH VANCOUVER DISTRICT	33,715,145	32,816,200	39,175,600	37,113,000	38,338,000
PORT COQUITLAM	10,816,620	4,455,833	7,616,137	25,136,193	35,066,783
PORT MOODY	2,735,492	3,841,610	10,168,581	5,632,695	9,012,204
RICHMOND	65,593,050	43,000,272	60,828,698	83,558,251	94,184,256
SURREY	199,696,753	150,813,752	184,347,856	253,022,036	297,362,670
VANCOUVER / UEL	251,095,317	313,159,864	301,037,148	259,189,029	352,789,336
WEST VANCOUVER	27,085,455	26,229,184	32,646,944	41,021,236	63,641,264
WHITE ROCK	8,282,590	7,357,521	8,825,690	19,514,920	25,195,020
TOTAL GVRD PERMIT VALUES ($)	858,683,032	791,110,748	893,595,369	982,488,549	1,301,220,139

YEAR MUNICIPALITIES	1988 $	1989 $	1990 $	1991 $	1992 to June $
BURNABY	98,832,724	153,821,484	184,567,221	195,990,891	106,576,241
COQUITLAM	91,467,764	127,980,524	77,782,161	104,452,053	132,044,763
DELTA	142,542,000	104,852,000	66,289,000	44,529,000	31,604,000
LANGLEY CITY	27,815,814	18,022,450	14,737,940	21,808,330	4,221,700
LANGLEY TOWNSHIP	69,133,430	79,303,998	57,999,514	100,632,168	51,033,058
NEW WESTMINSTER	43,185,028	128,645,454	59,914,795	63,266,596	25,752,130
NORTH VANCOUVER CITY	15,465,565	44,138,750	47,679,104	9,017,575	11,035,800
NORTH VANCOUVER DISTRICT	60,998,000	43,759,000	48,091,000	66,939,000	26,328,000
PORT COQUITLAM	47,784,738	47,612,303	59,537,000	64,903,000	32,693,177
PORT MOODY	12,224,678	43,900,593	24,276,566	30,251,931	14,868,853
RICHMOND	191,371,328	206,038,150	126,497,748	149,532,823	105,911,256
SURREY	352,364,101	471,151,233	440,690,190	428,311,313	181,778,187
VANCOUVER / UEL	386,537,424	563,960,017	527,020,061	736,247,329	336,308,953
WEST VANCOUVER	72,693,053	78,541,115	68,184,430	67,283,742	29,048,710
WHITE ROCK	19,395,680	20,741,135	17,334,890	43,147,100	12,244,050
TOTAL GVRD PERMIT VALUES ($)	1,631,811,327	2,132,468,206	1,820,601,620	2,126,312,851	1,101,448,878

SOURCES:
1. GVRD, Development Services Department
2. GVRD Municipalities

HOUSING STARTS, 1980-1992

MUNICIPALITIES YEAR	1980	1981	1982	1983	1984	1985	1986
BURNABY	1,734	2,103	1,031	1,425	1,033	845	756
COQUITLAM	1,140	863	1,236	1,017	378	560	747
DELTA	1,078	969	369	368	277	472	373
LANGLEY CITY	205	277	58	210	63	59	112
LANGLEY TOWNSHIP	870	738	401	669	451	631	656
MAPLE RIDGE	369	432	153	352	251	639	705
NEW WESTMINSTER	301	305	217	83	472	469	402
NORTH VANCOUVER CITY	499	215	201	163	213	290	373
NORTH VANCOUVER DISTRICT	507	238	108	317	527	550	474
PITT MEADOWS	88	402	257	110	35	52	81
PORT COQUITLAM	331	229	224	240	48	110	288
PORT MOODY	286	142	62	90	33	136	74
RICHMOND	1,840	1,627	1,115	1,536	763	919	1,498
SURREY	4,035	2,997	2,137	3,047	1,816	2,161	3,220
VANCOUVER / UEL	2,965	3,238	2,303	2,431	2,884	2,999	3,245
WEST VANCOUVER	329	185	55	103	164	190	269
WHITE ROCK	128	238	136	83	226	202	257
"CT 250" Subd A, Lions Bay ...	67	29	52	56	47	27	38
INDIAN RESERVES	8	0	1	2	2	4	10
VANCOUVER CMA	16,780	15,227	10,116	12,302	9,683	11,315	13,578
BRITISH COLUMBIA	37,546	41,585	19,807	22,607	16,169	17,969	20,687

MUNICIPALITIES YEAR	1987	1988	1989	1990	1991	1992 to June
BURNABY	1,336	1,089	1,629	1,464	1,242	841
COQUITLAM	1,250	1,075	1,351	1,159	921	867
DELTA	887	1,015	922	905	405	245
LANGLEY CITY	214	473	423	298	264	98
LANGLEY TOWNSHIP	783	845	1,005	782	1,037	442
MAPLE RIDGE	1,175	642	955	878	553	329
NEW WESTMINSTER	426	463	1,036	537	381	178
NORTH VANCOUVER CITY	404	164	403	343	108	120
NORTH VANCOUVER DISTRICT	452	738	318	519	554	161
PITT MEADOWS	153	160	358	354	149	175
PORT COQUITLAM	533	656	593	730	695	211
PORT MOODY	96	91	253	237	191	153
RICHMOND	1,686	2,108	2,672	1,224	998	790
SURREY	3,645	3,788	4,839	4,015	3,144	1,555
VANCOUVER / UEL	4,163	3,825	4,448	3,930	3,440	1,970
WEST VANCOUVER	378	399	301	292	386	94
WHITE ROCK	221	323	206	218	205	90
"CT 250" Subd A, Lions Bay ...	40	35	72	62	87	23
INDIAN RESERVES	18	12	50	23	9	17
VANCOUVER CMA	17,860	17,901	21,834	17,970	14,769	8,359
BRITISH COLUMBIA	28,944	30,487	34,643	31,506	27,633	15,821

SOURCE:
Canada Mortgage and Housing Corporation

MEDIAN SALE PRICES OF HOUSES, First Quarter 1991 and 1992 (Current $$)

JANAUARY 1 TO MARCH 31, 1992

GREATER VANCOUVER	LOW	LOW TO MEDIUM	MEDIUM TO HIGH	HIGH	UNITS SOLD
BURNABY EAST	173,000	205,000	250,000	382,500	99
BURNABY NORTH	205,000	250,000	295,000	373,000	290
BURNABY SOUTH	211,000	240,000	276,000	365,000	282
COQUITLAM	165,500	196,000	228,500	275,000	553
DELTA	194,000	224,500	253,000	307,000	262
MAPLE RIDGE	138,500	160,000	179,000	201,500	524
NEW WESTMINSTER	154,000	179,000	200,000	290,000	147
NORTH VANCOUVER	220,000	251,500	292,000	365,000	572
PORT COQUITLAM	157,500	180,000	197,000	230,000	358
PORT MOODY	170,000	213,000	247,500	310,000	116
RICHMOND	206,000	233,800	269,900	380,000	679
VANCOUVER EAST	185,000	214,000	248,000	326,500	1,116
VANCOUVER WEST	330,000	415,000	535,000	815,000	596
WEST VANCOUVER	300,000	385,000	465,000	662,500	242

FRASER VALLEY	MEDIAN	UNITS SOLD
NORTH DELTA	200,100	322
NORTH SURREY	186,875	436
SURREY	199,875	901
CLOVERDALE	195,600	158
WHITE ROCK	258,125	341
LANGLEY	181,750	497

JANUARY 1 TO MARCH 31, 1991

GREATER VANCOUVER	LOW	LOW TO MEDIUM	MEDIUM TO HIGH	HIGH	UNITS SOLD
BURNABY EAST	147,000	178,000	210,000	315,000	75
BURNABY NORTH	170,000	210,000	242,000	310,000	221
BURNABY SOUTH	173,000	210,000	238,000	341,000	154
COQUITLAM	145,000	170,000	195,000	253,000	467
DELTA	155,000	183,000	215,000	250,000	292
MAPLE RIDGE	117,500	134,000	145,000	168,500	459
NEW WESTMINSTER	134,000	157,000	180,000	241,000	108
NORTH VANCOUVER	184,500	219,500	250,000	305,000	535
PORT COQUITLAM	131,000	150,000	164,000	195,000	290
PORT MOODY	155,000	185,000	205,000	264,000	90
RICHMOND	172,500	203,000	246,500	340,000	521
VANCOUVER EAST	161,000	185,000	225,000	300,000	782
VANCOUVER WEST	283,000	350,000	430,000	698,000	528
WEST VANCOUVER	260,500	325,000	392,500	575,000	259

FRASER VALLEY	MEDIAN	UNITS SOLD
NORTH DELTA	167,265	283
NORTH SURREY	155,625	360
SURREY	171,462	812
CLOVERDALE	170,875	195
WHITE ROCK	212,125	381
LANGLEY	147,125	437

SOURCES:

1. QUARTERLY STATISTICAL REPORT from Real Estate Board of Greater Vancouver, First Quarter 1992.
2. RESIDENTIAL AND CONDOMINIUM Sales for the Fraser Valley, Fraser Valley Real Estate Board, January 1 to March 31, 1992.

MEDIAN SALE PRICES OF CONDOMINIUMS, First Quarter 1991 and 1992 (Current $$)

JANUARY 1 TO MARCH 31, 1992

GREATER VANCOUVER	LOW	LOW TO MEDIUM	MEDIUM TO HIGH	HIGH	UNITS SOLD
BURNABY NORTH	99,000	114,000	140,000	183,000	308
BURNABY SOUTH	115,000	145,668	172,500	224,900	238
COQUITLAM	96,500	124,500	142,000	176,000	258
DELTA	122,000	138,500	169,900	187,750	103
MAPLE RIDGE	108,000	125,800	136,000	154,900	278
NEW WESTMINSTER	84,400	112,000	140,000	197,000	143
NORTH VANCOUVER	104,000	138,000	179,000	235,000	351
PORT COQUITLAM	94,000	125,900	147,000	169,000	128
PORT MOODY	103,000	123,500	137,000	149,500	77
RICHMOND	105,000	127,500	165,000	208,000	624
VANCOUVER EAST	83,000	115,000	139,000	170,000	246
VANCOUVER WEST	121,500	156,000	200,000	333,000	680
WEST VANCOUVER	151,000	228,000	297,000	450,000	58

FRASER VALLEY	MEDIAN	UNITS SOLD
NORTH DELTA	141,450	31
NORTH SURREY	108,000	257
SURREY	136,500	236
CLOVERDALE	N.A.	N.A.
WHITE ROCK	151,100	131
LANGLEY	129,450	165

JANUARY 1 TO MARCH 31, 1991

GREATER VANCOUVER	LOW	LOW TO MEDIUM	MEDIUM TO HIGH	HIGH	UNITS SOLD
BURNABY NORTH	95,000	120,000	137,000	162,000	136
BURNABY SOUTH	94,000	119,900	158,900	205,000	163
COQUITLAM	90,000	114,900	125,000	149,800	168
DELTA	100,000	124,800	152,000	170,000	58
MAPLE RIDGE	77,234	95,000	109,900	130,000	253
NEW WESTMINSTER	80,000	96,000	128,000	160,000	94
NORTH VANCOUVER	95,000	132,000	177,000	217,000	344
PORT COQUITLAM	97,000	123,000	141,000	159,000	91
PORT MOODY	95,000	110,000	120,000	160,000	57
RICHMOND	95,000	117,500	145,000	175,000	388
VANCOUVER EAST	76,000	90,000	125,000	160,000	138
VANCOUVER WEST	108,000	141,500	190,000	288,000	528
WEST VANCOUVER	139,000	230,000	264,000	470,000	40

FRASER VALLEY	MEDIAN	UNITS SOLD
NORTH DELTA	111,034	36
NORTH SURREY	103,125	134
SURREY	123,250	104
CLOVERDALE	N.A.	N.A.
WHITE ROCK	121,850	122
LANGLEY	113,250	128

SOURCES:

1. QUARTERLY STATISTICAL REPORT from Real Estate Board of Greater Vancouver, First Quarter 1992.
2. RESIDENTIAL AND CONDOMINIUM Sales for the Fraser Valley, Fraser Valley Real Estate Board, January 1 to March 31, 1992.

APARTMENT VACANCY RATES, 1985-1991

YEAR MUNICIPALITIES	Apr-85 %	Oct-85 %	Apr-86 %	Oct-86 %	Apr-87 %	Oct-87 %	Apr-88 %
BURNABY	2.9	2.1	1.0	0.7	2.1	0.6	1.1
COQUITLAM, PORT COQUITLAM & PORT MOODY	3.6	2.8	1.7	1.1	2.8	1.0	0.6
DELTA	1.6	3.4	0.1	0.4	0.7	0.6	1.1
LANGLEY CITY and TOWNSHIP	1.6	0.9	0.6	1.7	4.3	0.6	0.5
MAPLE RIDGE and PITT MEADOWS	3.4	4.4	2.4	2.3	1.3	1.0	0.3
NEW WESTMINSTER	2.5	3.4	0.9	0.5	2.6	1.5	2.0
NORTH VANCOUVER CITY	2.4	2.3	0.1	0.4	2.1	0.5	0.4
NORTH VANCOUVER DISTRICT	3.1	2.1	0.7	0.5	1.2	0.5	1.7
RICHMOND	4.6	2.6	0.6	1.3	3.0	1.6	0.3
SURREY	7.3	4.3	4.0	1.9	3.5	1.6	0.8
UNIVERSITY ENDOWMENT LANDS	3.1	0.3	0.0	0.0	2.6	0.0	0.6
VANCOUVER	2.2	1.7	0.5	1.0	2.3	1.2	1.0
WEST VANCOUVER	1.3	0.5	0.1	0.2	0.3	0.2	0.2
WHITE ROCK	1.5	0.8	0.3	0.6	1.0	0.8	0.3
GREATER VANCOUVER	2.8	2.2	0.9	0.9	2.3	1.1	1.0

YEAR MUNICIPALITIES	Oct-88 %	Apr-89 %	Oct-89 %	Apr-90 %	Oct-90 %	Apr-91 %	Oct-91 %
BURNABY	0.5	0.7	0.6	1.1	1.1	2.4	2.1
COQUITLAM, PORT COQUITLAM & PORT MOODY	0.4	0.6	1.1	1.2	1.3	3.3	2.7
DELTA	0.4	0.1	0.2	0.1	0.4	6.4	5.2
LANGLEY CITY and TOWNSHIP	0.2	0.0	0.0	0.6	0.5	1.9	1.5
MAPLE RIDGE and PITT MEADOWS	0.3	0.2	0.5	0.4	2.2	1.8	2.4
NEW WESTMINSTER	0.6	0.4	0.4	0.1	0.7	2.4	2.6
NORTH VANCOUVER CITY	0.2	0.2	0.1	0.9	0.5	1.5	1.7
NORTH VANCOUVER DISTRICT	1.5	0.4	0.5	2.2	0.5	4.2	1.7
RICHMOND	0.3	0.6	0.1	0.9	1.1	2.5	2.0
SURREY	0.2	0.2	0.5	0.4	2.2	2.7	4.7
UNIVERSITY ENDOWMENT LANDS	0.6	0.9	0.7	1.7	1.7	0.9	0.9
VANCOUVER	0.5	0.5	0.3	1.0	0.7	2.0	1.8
WEST VANCOUVER	0.1	0.5	1.3	2.3	1.6	2.2	2.5
WHITE ROCK	0.3	0.3	3.9	0.3	0.2	0.7	0.5
GREATER VANCOUVER	0.4	0.5	0.4	0.9	0.9	2.3	2.2

SOURCE:
Canada Mortgage and Housing Corporation RENTAL MARKET SURVEY REPORT, October 1991.

AVERAGE APARTMENT RENTS, 1986 and 1991

	BACHELOR		ONE BEDROOM	
YEAR	Oct-86	Oct-91	Oct-86	Oct-91
MUNICIPALITIES	$	$	$	$
BURNABY	344	434	434	580
COQUITLAM, PORT COQUITLAM and PORT MOODY	324	418	378	515
DELTA	309	413	392	544
LANGLEY CITY and TOWNSHIP	346	469	388	548
MAPLE RIDGE and PITT MEADOWS	293	N.A.	357	498
NEW WESTMINSTER	316	424	385	530
NORTH VANCOUVER CITY	368	504	453	599
NORTH VANCOUVER DISTRICT	422	537	523	614
RICHMOND	393	430	495	591
SURREY	327	467	398	535
UNIVERSITY ENDOWMENT LANDS	387	455	652	751
VANCOUVER	370	477	460	605
WEST VANCOUVER	402	571	563	762
WHITE ROCK	321	458	388	554
Average for VANCOUVER CMA	364	472	443	587

	TWO BEDROOM		THREE BEDROOM	
YEAR	Oct-86	Oct-91	Oct-86	Oct-91
MUNICIPALITIES	$	$	$	$
BURNABY	581	728	597	824
COQUITLAM, PORT COQUITLAM and PORT MOODY	480	633	508	706
DELTA	594	801	658	902
LANGLEY CITY and TOWNSHIP	480	658	535	783
MAPLE RIDGE and PITT MEADOWS	442	654	501	723
NEW WESTMINSTER	512	694	604	864
NORTH VANCOUVER CITY	567	745	720	786
NORTH VANCOUVER DISTRICT	630	783	665	902
RICHMOND	617	754	670	888
SURREY	487	663	548	728
UNIVERSITY ENDOWMENT LANDS	760	1,026	1,250	1,364
VANCOUVER	695	842	923	1,171
WEST VANCOUVER	806	1,126	1,112	1,622
WHITE ROCK	468	684	600	N.A.
Average for VANCOUVER CMA	587	754	658	902

SOURCE:
Canada Mortgage and Housing Corporation RENTAL MARKET SURVEY REPORT, October 1991.

POPULATION TRENDS IN THE VANCOUVER CMA, 1961-1991

YEAR MUNICIPALITIES	1961	1966	1971	1976
BURNABY	101,607	112,012	125,660	131,599
COQUITLAM	29,623	40,916	53,070	55,464
DELTA	14,597	20,664	45,860	64,492
LANGLEY CITY	2,365	2,800	4,680	10,123
LANGLEY TOWNSHIP	14,585	15,767	21,935	36,659
MAPLE RIDGE	16,748	19,287	24,480	29,462
NEW WESTMINSTER	35,104	38,037	42,835	38,393
NORTH VANCOUVER CITY	23,656	26,851	31,845	31,934
NORTH VANCOUVER DISTRICT	38,971	48,124	57,860	63,760
PITT MEADOWS	2,187	2,247	2,770	4,689
PORT COQUITLAM	8,111	11,121	19,560	23,926
PORT MOODY	4,789	7,021	10,775	11,649
RICHMOND	43,323	50,460	62,120	80,034
SURREY	70,838	81,826	98,600	116,497
VANCOUVER / U.E.L.	387,794	413,354	429,795	413,246
WEST VANCOUVER	25,454	31,987	36,440	35,754
WHITE ROCK	6,453	7,787	10,350	12,497
"CT 250" Subd A, Lions Bay, Belcarra	N.A.	1,212	1,800	2,799
Indian Reserves	1,130	1,454	1,750	3,371
VANCOUVER CMA	827,335	932,927	1,082,185	1,166,348
BRITISH COLUMBIA	1,629,100	1,873,700	2,184,600	2,466,608

YEAR MUNICIPALITIES	1981	1986	1991*
BURNABY	136,494	145,161	158,858
COQUITLAM	61,077	69,291	84,021
DELTA	74,692	79,610	88,978
LANGLEY CITY	15,124	16,557	19,765
LANGLEY TOWNSHIP	44,617	53,434	66,040
MAPLE RIDGE	32,232	36,023	48,422
NEW WESTMINSTER	38,550	39,972	43,585
NORTH VANCOUVER CITY	33,952	35,698	38,436
NORTH VANCOUVER DISTRICT	65,367	68,241	75,157
PITT MEADOWS	6,209	8,004	11,147
PORT COQUITLAM	27,535	29,115	36,773
PORT MOODY	14,917	15,948	17,712
RICHMOND	96,154	108,492	126,624
SURREY	147,138	181,447	245,173
VANCOUVER / U.E.L.	417,955	434,752	476,378
WEST VANCOUVER	35,728	36,266	38,783
WHITE ROCK	13,550	14,387	16,314
"CT 250" Subd A, Lions Bay, Belcarra	3,568	3,898	5,114
Indian Reserves	3,338	4,433	5,222
VANCOUVER CMA	1,268,197	1,380,729	1,602,502
BRITISH COLUMBIA	2,744,467	2,883,365	3,282,062

NOTES:

* In 1991, for the first time, the census of population included both permanent and non-permanent residents of Canada. Non-permanent residents are persons who hold student or employment authorizations, Minister's permits or who are refugee claimants. Prior to 1991, only permanent residents of Canada were included in the census. Non-permanent residents were considered foreign residents and were not enumerated. Users should be especially careful when comparing data from 1991 and previous censuses in geographic areas where there is a concentration of non-permanent residents. These include the major metropolitan areas in Ontario, Quebec and British Columbia.

SOURCE:
Census data from Statistics Canada

HOUSEHOLD TRENDS IN THE VANCOUVER CMA, 1961-1991

YEAR MUNICIPALITIES	1961	1966	1971	1976
BURNABY	27,398	31,620	38,655	46,105
COQUITLAM	6,496	9,327	13,290	16,470
DELTA	3,938	5,375	12,065	18,130
LANGLEY CITY	773	917	1,505	3,590
LANGLEY TOWNSHIP	4,200	4,432	6,360	11,050
MAPLE RIDGE	4,817	5,553	7,435	9,445
NEW WESTMINSTER	9,218	12,281	15,445	16,395
NORTH VANCOUVER CITY	7,037	8,275	11,525	13,500
NORTH VANCOUVER DISTRICT	10,432	12,534	15,595	19,130
PITT MEADOWS	550	579	750	1,385
PORT COQUITLAM	2,157	2,902	5,215	6,860
PORT MOODY	1,314	1,853	2,935	3,555
RICHMOND	11,134	12,893	16,950	24,335
SURREY	19,385	22,227	26,960	36,475
VANCOUVER	118,404	138,611	153,240	160,450
WEST VANCOUVER	7,378	9,698	11,760	13,180
WHITE ROCK	2,517	3,038	4,120	5,465
OTHER*	N.A.	N.A.	1,560	2,160
VANCOUVER CMA	238,025	282,974	345,365	407,680
BRITISH COLUMBIA	463,067	545,871	667,545	828,290

YEAR MUNICIPALITIES	1981	1986	1991
BURNABY	52,580	58,295	63,040
COQUITLAM	20,390	24,170	29,549
DELTA	22,530	24,970	28,877
LANGLEY CITY	5,585	6,285	7,652
LANGLEY TOWNSHIP	14,055	17,150	21,507
MAPLE RIDGE	11,060	12,465	16,923
NEW WESTMINSTER	18,200	19,415	21,281
NORTH VANCOUVER CITY	16,175	17,090	18,321
NORTH VANCOUVER DISTRICT	21,955	23,405	26,073
PITT MEADOWS	2,015	2,665	3,728
PORT COQUITLAM	8,550	9,350	12,130
PORT MOODY	4,990	5,426	6,201
RICHMOND	32,320	38,120	44,700
SURREY	49,865	61,985	82,328
VANCOUVER	173,410	185,795	201,637
WEST VANCOUVER	14,180	14,010	15,247
WHITE ROCK	6,365	7,025	7,981
OTHER*	2,530	5,010	5,787
VANCOUVER CMA	476,755	532,631	612,962
BRITISH COLUMBIA	996,640	1,087,115	1,251,414

NOTES:
*OTHER includes Electoral Areas (A,B and C), Indian Reserves, Belcarra, Anmore, and Lions Bay.

SOURCE:
Census data from Statistics Canada.

GROUND-ORIENTED HOUSEHOLDS, 1961-1986

YEAR	1961	1966	1971	1976	1981	1986
MUNICIPALITIES						
BURNABY	25,693	26,791	29,050	30,615	33,555	34,625
COQUITLAM	6,395	8,893	11,375	12,940	15,840	18,495
DELTA	3,938	5,305	11,465	16,710	20,905	22,290
LANGLEY CITY	723	848	1,225	2,195	3,730	3,950
LANGLEY TOWNSHIP	4,200	4,391	6,280	10,805	13,815	17,025
MAPLE RIDGE	4,681	5,233	6,860	8,350	9,635	10,805
NEW WESTMINSTER	7,053	7,276	7,250	6,780	7,170	7,235
NORTH VANCOUVER CITY	5,439	5,621	5,935	5,640	6,475	6,675
NORTH VANCOUVER DISTRICT	10,320	12,123	14,785	16,780	18,630	20,395
PITT MEADOWS	544	569	745	1,365	1,955	2,420
PORT COQUITLAM	2,052	2,785	4,850	6,085	7,680	8,190
PORT MOODY	1,198	1,629	2,445	2,685	4,030	4,255
RICHMOND	10,962	12,584	15,485	20,235	26,200	28,680
SURREY	19,156	21,520	25,550	31,005	43,045	52,325
UNIVERSITY ENDOWMENT LANDS	714	701	805	760	760	700
VANCOUVER	89,159	83,809	87,585	84,725	93,520	93,550
WEST VANCOUVER	7,052	7,948	9,000	9,355	9,935	10,215
WHITE ROCK	2,387	2,675	3,185	3,385	3,705	4,185
"CT 250" Subd A, Lions Bay, Belcarra	N.A.	N.A.	500	975	1,300	1,540
VANCOUVER CMA	202,556	211,093	243,990	270,655	321,920	347,555

NOTE:
Ground-oriented households includes all types of housing, except apartments.

SOURCES:
Census Data, Statistics Canada

APARTMENT HOUSEHOLDS, 1961-1986

YEAR	1961	1966	1971	1976	1981	1986
MUNICIPALITIES						
BURNABY	1,705	4,829	9,605	15,490	19,025	23,675
COQUITLAM	101	434	1,915	3,530	4,550	5,675
DELTA	N.A.	70	600	1,420	1,625	2,740
LANGLEY CITY	50	69	280	1,395	1,855	2,340
LANGLEY TOWNSHIP	N.A.	41	80	245	240	370
MAPLE RIDGE	136	320	575	1,095	1,425	1,665
NEW WESTMINSTER	2,165	5,005	8,195	9,615	11,030	12,175
NORTH VANCOUVER CITY	1,598	2,654	5,590	7,860	9,700	10,495
NORTH VANCOUVER DISTRICT	112	411	810	2,350	3,325	3,035
PITT MEADOWS	6	10	5	20	60	265
PORT COQUITLAM	105	117	365	775	870	1,160
PORT MOODY	116	224	490	870	960	1,165
RICHMOND	172	309	1,465	4,100	6,120	9,440
SURREY	229	707	1,410	5,470	6,820	9,765
UNIVERSITY ENDOWMENT LANDS	163	158	255	445	465	435
VANCOUVER	29,245	54,802	65,655	75,725	79,890	92,610
WEST VANCOUVER	326	1,750	2,760	3,825	4,245	4,810
WHITE ROCK	130	363	935	2,080	2,660	2,840
"CT 250" Subd A, Lions Bay, Belcarra	N.A.	N.A.	N.A.	5	20	25
VANCOUVER CMA	36,380	72,344	100,990	136,315	154,870	184,685

SOURCES:
Census Data, Statistics Canada

LABOUR FORCE TRENDS, 1971-1986

YEAR MUNICIPALITIES	1971	1976	1981	1986
BURNABY	57,825	65,280	76,065	82,372
COQUITLAM	20,255	24,855	33,275	39,180
DELTA	17,605	26,875	36,660	42,087
LANGLEY CITY	1,795	4,175	7,250	7,830
LANGLEY TOWNSHIP	8,670	16,005	21,475	26,752
MAPLE RIDGE	9,665	12,555	15,440	17,951
NEW WESTMINSTER	19,905	18,310	20,640	21,379
NORTH VANCOUVER CITY	16,010	17,595	21,305	22,284
NORTH VANCOUVER DISTRICT	25,250	31,165	37,605	39,895
PITT MEADOWS	N.A.	N.A.	3,140	4,098
PORT COQUITLAM	7,615	10,165	14,150	15,630
PORT MOODY	4,240	5,300	8,030	8,891
RICHMOND	27,100	38,760	53,455	62,004
SURREY	38,100	50,870	72,930	91,128
UNIVERSITY ENDOWMENT LANDS	N.A.	N.A.	1,765	1,621
VANCOUVER	208,945	204,575	230,745	245,941
WEST VANCOUVER	15,835	17,760	19,095	20,088
WHITE ROCK	3,415	4,435	5,435	6,059
"CT 250" Subd A, Lions Bay, Belcarra	N.A.	N.A.	1,730	2,331
VANCOUVER CMA	482,230	548,680	680,190	757,521
BRITISH COLUMBIA	924,000	1,104,000	1,363,000	1,438,000

NOTE:
This table represents the number of potential workers, who are 15 years of age and over, residing in the municipalities listed above.

SOURCE:
Census Data, Statistics Canada

EMPLOYMENT TRENDS, 1971-1991

	ACTUAL FIGURES			
YEAR MUNICIPALITIES	1971	1981	1986 ESTIMATES	1991 ESTIMATES
BURNABY	42,528	69,796	68,756	95,539
COQUITLAM	8,701	16,818	17,885	21,779
DELTA	7,668	18,041	17,758	28,995
LANGLEYS	6,760	21,511	24,588	30,886
MAPLE RIDGE (MR)	6,289	11,051	9,884	10,148
NEW WESTMINSTER	20,809	22,881	22,508	23,873
NORTH VANCOUVER CITY	9,920	20,735	20,614	with NVD
NORTH VANCOUVER DISTRICT (NVI	10,907	15,692	15,124	39,268*
PITT MEADOWS	With MR	With MR	1,298	1,354
PORT COQUITLAM	2,815	8,448	8,417	15,315
PORT MOODY	2,384	4,045	3,843	4,476
RICHMOND	24,188	55,917	55,794	84,043
SURREY	15,865	49,524	52,687	66,243
VANCOUVER / U.E.L.	225,108	300,970	299,146	313,333
WEST VANCOUVER	7,140	12,588	12,700	10,069
WHITE ROCK	2,667	3,796	3,865	4,687
"CT 250" Subd A, Lions Bay, Belcarra	455	378	391	N.A.
VANCOUVER CMA	394,204	632,191	635,258	750,034
BRITISH COLUMBIA	863,000	1,245,000	1,245,000	N.A.

NOTE:

* Denotes both the City and District of North Vancouver.

This table represents the number of people employed in the municipalities listed above.

SOURCES:

1. ACTUAL Employment Figures from Census Data, Statistics Canada.
2. ESTIMATE Employment Figures from a) GVRD, Development Services Department for 1991 data.
   b) Planning Department, City of Vancouver for 1986 data.

NUMBER OF EMPLOYEES BY INDUSTRY SECTOR FOR THE VANCOUVER CMA, 1991

INDUSTRY MUNICIPALITIES	Primary	Manufacturing	Construction	T.C.U.***	Trade Wholesale	Trade Retail
BURNABY	709	11,195	6,623	13,179	10,302	15,873
COQUITLAM	144	1,433	2,378	1,808	1,422	5,160
DELTA	817	7,293	1,536	3,131	2,413	3,850
LANGLEYS*	2,588	5,247	2,952	1,531	1,707	5,065
LIONS BAY	0	0	5	5	3	0
MAPLE RIDGE	394	1,231	536	265	250	2,208
NEW WESTMINSTER	120	3,364	1,213	895	789	2,682
NORTH VANCOUVER**	229	4,277	2,134	4,827	1,400	6,014
PITT MEADOWS	283	214	20	107	49	334
PORT COQUITLAM	109	2,864	691	3,588	477	1,731
PORT MOODY	27	1,166	300	186	248	502
RICHMOND	1,096	16,960	3,098	16,270	7,911	11,560
SURREY	2,593	11,140	5,165	5,537	3,046	11,980
UNIVERSITY ENDOWMENT LANDS	6	0	0	17	0	72
VANCOUVER	3,689	31,157	6,938	29,139	15,788	37,312
WEST VANCOUVER	64	300	260	466	164	2,924
WHITE ROCK	132	160	151	50	32	738
VANCOUVER CMA	**13,000**	**98,001**	**34,000**	**81,001**	**46,001**	**108,005**
% of All Industries	**2%**	**13%**	**5%**	**11%**	**6%**	**14%**

INDUSTRY MUNICIPALITIES	F.I.R.E.****	Services Non-Commercial	Services Commercial	Public Sector	TOTAL	% of CMA Employees
BURNABY	5,354	13,864	13,908	4,532	**95,539**	**13%**
COQUITLAM	1,788	2,707	3,506	1,433	**21,779**	**3%**
DELTA	1,304	3,884	3,377	1,390	**28,995**	**4%**
LANGLEYS*	1,875	4,186	4,627	1,108	**30,886**	**4%**
LIONS BAY	4	0	0	9	**26**	**0%**
MAPLE RIDGE	630	2,435	1,720	479	**10,148**	**1%**
NEW WESTMINSTER	2,016	7,570	3,626	1,598	**23,873**	**3%**
NORTH VANCOUVER**	4,314	7,140	7,155	1,778	**39,268**	**5%**
PITT MEADOWS	25	139	159	24	**1,354**	**0%**
PORT COQUITLAM	544	3,298	1,306	707	**15,315**	**2%**
PORT MOODY	209	698	732	408	**4,476**	**1%**
RICHMOND	3,918	5,745	12,808	4,677	**84,043**	**11%**
SURREY	4,621	8,845	10,570	2,746	**66,243**	**9%**
UNIVERSITY ENDOWMENT LANDS	36	11,663	524	199	**12,517**	**2%**
VANCOUVER	40,671	44,376	74,660	17,086	**300,816**	**40%**
WEST VANCOUVER	1,075	1,715	2,497	604	**10,069**	**1%**
WHITE ROCK	612	1,741	850	221	**4,687**	**1%**
VANCOUVER CMA	**68,996**	**120,006**	**142,025**	**38,999**	**750,034**	**100%**
% of All Industries	**9%**	**16%**	**19%**	**5%**	**100%**	

NOTES:

*Denotes both Langley City and the Township of Langley.
**Denotes both North Vancouver City and North Vancouver District.
***T.C.U. refers to Transportation, Communictions, and Utilities.
****F.I.R.E. refers to Finance, Insurance, and Real Estate.

SOURCE:
"Estimation of the 1991 Spatial Distribution of Employment in Metropolitan Vancouver". Prepared by David Baxter for the GVRD Development Services Department, July 1992.

NUMBER OF EMPLOYERS BY INDUSTRY SECTOR FOR THE VANCOUVER CMA, 1991

INDUSTRY MUNICIPALITIES	Primary	Manufacturing	Construction	T.C.U.***	Trade Wholesale	Trade Retail
BURNABY	66	575	429	223	597	1,001
COQUITLAM	31	122	193	75	117	336
DELTA	52	245	136	79	181	327
LANGLEYS*	108	269	238	97	179	451
LIONS BAY	0	0	1	1	1	0
MAPLE RIDGE	26	62	79	22	35	178
NEW WESTMINSTER	12	118	68	61	76	253
NORTH VANCOUVER**	47	242	185	108	167	454
PITT MEADOWS	12	5	4	8	3	12
PORT COQUITLAM	12	123	65	34	54	109
PORT MOODY	4	59	35	10	41	57
RICHMOND	94	655	233	320	641	809
SURREY	141	584	477	195	341	986
UNIVERSITY ENDOWMENT LANDS	2	0	0	2	0	6
VANCOUVER	463	1,454	577	823	1,452	3,469
WEST VANCOUVER	12	43	37	32	31	232
WHITE ROCK	9	23	17	9	8	94
VANCOUVER CMA	**1,091**	**4,579**	**2,774**	**2,099**	**3,924**	**8,774**
% of All Industries	**2%**	**9%**	**6%**	**4%**	**8%**	**18%**

INDUSTRY MUNICIPALITIES	F.I.R.E.****	Services Non-Commercial	Services Commercial	Public Sector	TOTAL	% of CMA Employers
BURNABY	299	458	1,478	95	**5,221**	**11%**
COQUITLAM	84	219	426	25	**1,628**	**3%**
DELTA	85	256	483	39	**1,883**	**4%**
LANGLEYS*	117	249	617	29	**2,354**	**5%**
LIONS BAY	1	0	0	1	**5**	**0%**
MAPLE RIDGE	40	123	228	16	**809**	**2%**
NEW WESTMINSTER	102	269	471	50	**1,480**	**3%**
NORTH VANCOUVER**	157	352	850	31	**2,593**	**5%**
PITT MEADOWS	4	13	22	2	**85**	**0%**
PORT COQUITLAM	34	97	195	16	**739**	**2%**
PORT MOODY	17	33	136	12	**404**	**1%**
RICHMOND	229	426	1,183	62	**4,652**	**10%**
SURREY	294	581	1,404	83	**5,086**	**10%**
UNIVERSITY ENDOWMENT LANDS	3	29	24	5	**71**	**0%**
VANCOUVER	1,924	2,382	7,228	374	**20,146**	**41%**
WEST VANCOUVER	97	142	329	15	**970**	**2%**
WHITE ROCK	31	72	145	13	**421**	**1%**
VANCOUVER CMA	**3,518**	**5,701**	**15,219**	**868**	**48,547**	**100%**
% of All Industries	**7%**	**12%**	**31%**	**2%**	**100%**	

NOTES:

*Denotes both Langley City and the Township of Langley.

**Denotes both North Vancouver City and North Vancouver District.

***T.C.U. refers to Transportation, Communictions, and Utilities.

****F.I.R.E. refers to Finance, Insurance, and Real Estate.

SOURCE:

"Estimation of the 1991 Spatial Distribution of Employment in Metropolitan Vancouver". Prepared by David Baxter for the GVRD Development Services Department, July 1992.

TOTAL NUMBER OF REGISTERED AND INSURED VEHICLES (ALL RATE CLASSES), 1986-1992

YEAR	31-Jan 1986	31-Jan 1987	31-Jan 1988	31-Jan 1989	31-Jan 1990	28-Feb 1991	31-Jan 1992	% Change Jan-1986 to Jan-92
MUNICIPALITIES								
ANMORE	N.A.	N.A.	N.A.	N.A.	N.A.	219	327	N.A.
BELCARRA	139	155	N.A.	N.A.	332	368	401	188.49%
BOWEN ISLAND	N.A.	N.A.	N.A.	N.A.	1,015	1,201	1,388	N.A.
BURNABY	99,608	101,765	109,974	111,937	114,842	113,777	117,436	17.90%
COQUITLAM	38,070	39,594	43,830	45,836	48,675	50,615	53,234	39.83%
DELTA	46,492	47,131	51,604	52,977	55,875	56,677	59,422	27.81%
LANGLEY *	N.A.	N.A.	56,290	58,337	61,197	63,836	68,259	N.A.
LIONS BAY	718	750	N.A.	N.A.	861	904	942	31.20%
NEW WESTMINSTER	22,892	23,632	25,121	25,280	26,880	27,239	28,619	25.02%
NORTH VANCOUVER **	62,197	63,725	69,209	69,802	72,187	71,206	72,785	17.02%
PORT COQUITLAM	21,837	21,816	23,878	25,426	26,451	26,425	27,913	27.82%
PORT MOODY	10,997	11,255	12,056	12,429	12,726	12,749	13,442	22.23%
RICHMOND	69,362	72,375	79,443	81,118	83,362	85,289	89,436	28.94%
SURREY ***	103,585	106,975	120,866	126,836	136,800	141,686	151,754	46.50%
VANCOUVER	240,677	244,483	260,130	260,755	267,089	267,053	269,486	11.97%
WEST VANCOUVER	22,907	22,948	25,066	25,052	25,592	25,591	26,081	13.86%
WHITE ROCK	12,739	13,694	15,685	16,577	17,702	18,038	18,494	45.18%
GVRD TOTAL	752,220	770,298	893,152	912,362	951,586	962,873	999,419	32.86%

NOTES:
* Denotes the City and Township of Langley, including Aldergrove and Fort Langley.
** Denotes both the City and District of North Vancouver.
*** Includes Cloverdale.

SOURCE:
Insurance Corporation of British Columbia

VEHICLES INSURED FOR DRIVING TO / FROM WORK (RATE CLASSES 02, 03, 04), 1986-1992

YEAR	31-Jan 1986	31-Jan 1987	31-Jan 1988	31-Jan 1989	31-Jan 1990	28-Feb 1991	31-Jan 1992	% Change Jan-1986 to Jan-92
MUNICIPALITIES								
ANMORE	N.A.	N.A.	N.A.	N.A.	N.A.	89	132	N.A.
BELCARRA	54	58	N.A.	N.A.	134	151	160	196.30%
BOWEN ISLAND	N.A.	N.A.	N.A.	N.A.	242	256	279	N.A.
BURNABY	34,535	34,439	38,304	39,238	40,808	40,752	41,073	18.93%
COQUITLAM	15,292	15,908	18,168	19,466	20,893	21,597	22,652	48.13%
DELTA	16,564	17,146	19,665	20,989	22,612	23,393	24,497	47.89%
LANGLEY *	N.A.	N.A.	17,552	18,892	20,061	21,822	23,426	N.A.
LIONS BAY	250	275	N.A.	N.A.	325	351	360	44.00%
NEW WESTMINSTER	7,612	7,694	8,401	8,706	9,564	9,648	10,176	33.68%
NORTH VANCOUVER **	22,235	22,793	25,343	25,966	27,193	26,706	26,976	21.32%
PORT COQUITLAM	9,044	9,059	10,183	10,760	11,392	11,711	12,182	34.70%
PORT MOODY	4,001	4,142	4,482	4,769	5,067	5,196	5,359	33.94%
RICHMOND	26,894	27,848	31,209	32,120	33,343	34,523	35,726	32.84%
SURREY ***	35,640	37,054	42,958	46,716	51,961	55,439	59,229	66.19%
VANCOUVER	81,013	82,139	89,643	92,030	95,435	96,219	97,325	20.14%
WEST VANCOUVER	7,097	7,068	7,951	7,851	7,996	7,977	7,933	11.78%
WHITE ROCK	3,061	3,378	4,121	4,559	5,033	5,213	5,319	73.77%
GVRD TOTAL	263,292	269,001	317,980	332,062	352,059	361,043	372,804	41.59%

NOTES:
* Denotes the City and Township of Langley, including Aldergrove and Fort Langley.
** Denotes both the City and District of North Vancouver.
*** Includes Cloverdale.

SOURCE:
Insurance Corporation of British Columbia

VEHICLES INSURED FOR BUSINESS PURPOSES (RATE CLASS 07), 1986-1992

YEAR	31-Jan 1986	31-Jan 1987	31-Jan 1988	31-Jan 1989	31-Jan 1990	28-Feb 1991	31-Jan 1992	% Change Jan-1986 to Jan-1992
MUNICIPALITIES								
ANMORE	N.A.	N.A.	N.A.	N.A.	N.A.	16	17	N.A.
BELCARRA	13	16	N.A	N.A.	32	42	48	269.23%
BOWEN ISLAND	N.A.	N.A.	N.A.	N.A.	N.A.	92	101	N.A.
BURNABY	8,620	9,377	10,789	11,445	12,050	12,669	12,942	50.14%
COQUITLAM	1,669	1,976	2,452	2,814	3,299	3,760	4,041	142.12%
DELTA	2,326	2,569	3,045	3,216	3,820	4,274	4,667	100.64%
LANGLEY *	N.A.	N.A.	N.A.	2,772	3,208	3,858	4,338	N.A.
LIONS BAY	58	66	N.A.	N.A.	100	105	104	79.31%
NEW WESTMINSTER	1,661	1,877	2,094	2,155	2,427	2,633	2,914	75.44%
NORTH VANCOUVER **	4,909	5,437	6,230	6,533	7,263	7,858	8,109	65.19%
PORT COQUITLAM	1,026	1,134	1,271	1,407	1,604	1,788	1,902	85.38%
PORT MOODY	478	565	704	739	819	932	1,019	113.18%
RICHMOND	5,547	6,343	7,262	7,827	8,498	9,217	9,717	75.18%
SURREY ***	4,597	5,048	6,089	6,913	8,044	9,174	10,423	126.73%
VANCOUVER	22,745	24,204	26,611	27,826	30,605	32,392	32,573	43.21%
WEST VANCOUVER	1,882	2,171	2,608	2,786	2,970	3,139	3,202	70.14%
WHITE ROCK	542	660	833	991	1,211	1,350	1,470	171.22%
GVRD TOTAL	**56,073**	**61,443**	**69,988**	**77,424**	**85,950**	**93,299**	**97,587**	**74.04%**

NOTES:
* Denotes the City and Township of Langley, including Aldergrove and Fort Langley.
** Denotes both the City and District of North Vancouver.
*** Includes Cloverdale.

SOURCE:
Insurance Corporation of British Columbia

TRAVEL TIMES BY AUTOMOBILE, 1991 (in MINUTES)

TO: FROM:	Burnaby / New West	Langley	Maple Ridge	N.E. Sector	N. Delta / Surrey	N. Vancouver
Burnaby / New West	11	34	29	16	19	24
Langley	44	15	44	36	21	62
Maple Ridge	44	49	13	22	41	62
North East Sector	24	36	19	12	26	42
North Delta / Surrey	28	19	36	27	11	50
North Vancouver	23	51	46	33	41	10
Richmond	30	44	53	41	30	44
South Delta	40	41	62	49	28	57
Vancouver	15	44	39	26	30	22
Vancouver - CBD	20	48	41	30	37	18
West Vancouver	30	57	51	39	47	14
White Rock / Surrey	41	26	53	44	23	61

TO: FROM:	Richmond	S. Delta	Vancouver	Vancouver (CBD)	W. Vancouver	White Rock Surrey
Burnaby / New West	26	31	22	29	31	33
Langley	51	43	61	66	69	23
Maple Ridge	65	67	62	66	69	56
North East Sector	46	48	41	46	49	43
North Delta / Surrey	34	27	45	53	57	20
North Vancouver	40	50	28	27	14	56
Richmond	11	20	27	35	50	33
South Delta	29	11	42	50	64	29
Vancouver	16	26	11	13	26	38
Vancouver - CBD	22	33	10	5	16	45
West Vancouver	44	56	32	25	9	61
White Rock / Surrey	39	31	52	59	69	10

NOTES:
The above are weighted average travel times in morning peak-hour traffic within the region. Mid-points were chosen within the municipality, sub-region or local area and the travel times were calculated using the GVRD Transportation Model. For more information regarding transportation within the region or questions regarding the use of the Transportation Model, please contact GVRD Development Services.

SOURCE:
GVRD, Development Services Derpartment

	AVERAGE INCOME PER TAXFILER - CURRENT DOLLARS (These figures have not been adjusted for inflation)						%
YEAR	1984	1985	1986	1987	1988	1989	CHANGE
LOCALITIES	$	$	$	$	$	$	1984-1989
BURNABY	19,746	20,370	20,477	20,392	23,326	25,141	27.32%
COQUITLAM	20,453	21,105	21,357	22,368	24,688	26,484	29.49%
DELTA	21,383	22,442	23,079	23,999	26,368	28,469	33.14%
LANGLEY *	16,893	17,684	18,140	21,182	23,598	25,650	51.84%
NEW WESTMINSTER	18,751	19,640	19,101	19,948	22,095	24,368	29.96%
NORTH VANCOUVER **	22,213	23,097	23,707	25,132	27,184	29,339	32.08%
PORT COQUITLAM	20,010	20,685	20,810	22,360	24,504	26,368	31.77%
PORT MOODY	20,757	21,310	21,631	22,573	25,002	27,105	30.58%
RICHMOND	20,812	21,838	22,262	23,275	25,468	27,310	31.22%
SURREY	18,042	18,771	19,048	20,097	22,188	23,916	32.56%
VANCOUVER	20,674	21,758	21,589	22,892	25,054	27,472	32.88%
WEST VANCOUVER	30,742	32,760	33,987	37,437	42,189	48,498	57.76%
WHITE ROCK	19,838	21,196	22,138	23,450	25,857	28,818	45.27%
GREATER VANCOUVER ***	20,793	21,743	22,102	23,470	25,963	27,334	31.46%
BRITISH COLUMBIA	19,102	19,945	20,038	21,104	23,183	25,022	30.99%

NOTES:

* Denotes both the City and Township of Langley.

** Denotes both the City and District of North Vancouver.

***** Average income per taxfiler is determined by dividing total income of taxfilers in each municipality by the number of taxfilers in those municipalities. The Greater Vancouver average is a numerical average for the Greater Vancouver Regional District.**

SOURCE:

TAXATION STATISTICS, 1986, 1987, 1988, 1989, 1990, 1991: Analyzing the Returns of Individuals for the 1984, 1985, 1986, 1987, 1988 and 1989 Taxation Years (separate volumes for each year), Revenue Canada.

YEAR LOCALITIES	AVERAGE INCOME PER TAXFILER - CONSTANT DOLLARS (1986 =100 Dollars) 1984 $	1985 $	1986 $	1987 $	1988 $	1989 $	% CHANGE 1984-1989
BURNABY	21,051	21,043	20,477	19,779	21,841	22,548	7.11%
COQUITLAM	21,805	21,803	21,357	21,695	23,116	23,752	8.93%
DELTA	22,796	23,184	23,079	23,277	24,689	25,533	12.00%
LANGLEY *	18,010	18,269	18,140	20,545	22,096	23,004	27.73%
NEW WESTMINSTER	19,990	20,289	19,101	19,348	20,688	21,855	9.33%
NORTH VANCOUVER **	23,681	23,861	23,707	24,376	25,453	26,313	11.11%
PORT COQUITLAM	21,333	21,369	20,810	21,688	22,944	23,648	10.86%
PORT MOODY	22,129	22,014	21,631	21,894	23,410	24,309	9.85%
RICHMOND	22,188	22,560	22,262	22,575	23,846	24,493	10.39%
SURREY	19,235	19,392	19,048	19,493	20,775	21,449	11.51%
VANCOUVER	22,041	22,477	21,589	22,204	23,459	24,639	11.79%
WEST VANCOUVER	32,774	33,843	33,987	36,311	39,503	43,496	32.71%
WHITE ROCK	21,149	21,897	22,138	22,745	24,211	25,846	22.21%
GREATER VANCOUVER ***	22,168	22,462	22,102	22,764	24,310	25,453	14.82%
BRITISH COLUMBIA	20,278	20,541	20,038	20,489	21,727	22,441	10.67%

NOTES:

* Denotes both the City and Township of Langley.

** Denotes both the City and District of North Vancouver.

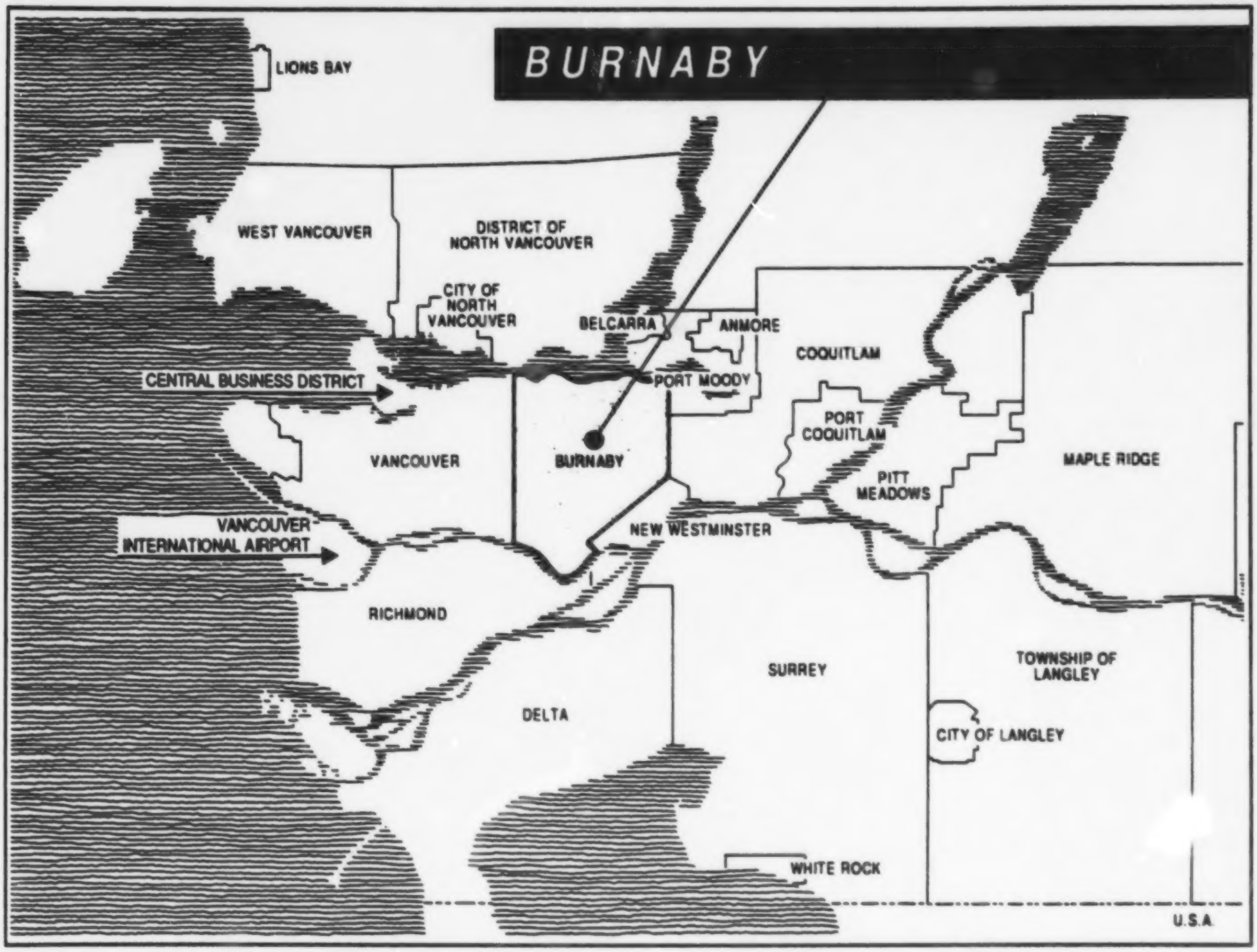
*** Average income per taxfiler is determined by dividing total income of taxfilers in each municipality by the number of taxfilers in those municipalities. The Greater Vancouver average is a numerical average for the Greater Vancouver Regional District.

SOURCE:

TAXATION STATISTICS, 1986, 1987, 1988, 1989, 1990, 1991: Analyzing the Returns of Individuals for the 1984, 1985, 1986, 1987, 1988 and 1989 Taxation Years (separate volumes for each year), Revenue Canada.

MUNICIPAL PROFILES

BURNABY



Balanced Diversity and Regional Access

BURNABY Located in the geographical centre of the Greater Vancouver region, Burnaby, with a population over 158,000, has evolved from a predominantly suburban, dormitory community to one serving as a regional focus for a variety of functions. Occupying 92 square kilometres, Burnaby is situated on the Burrard Peninsula between Vancouver to the west and New Westminster and Coquitlam to the east. Varied topography and many natural features including two large freshwater lakes, naturally forested mountain parkland, an ocean beach, a multitude of neighbourhood parks and open space many with fishbearing rivers and streams, provide those who live and/or work in Burnaby with an exceptional physical environment.

A strategic location with easy access to all areas of the region has helped Burnaby to provide a diverse and balanced range of business and lifestyle opportunities.

A full compliment of housing is offered from single family and townhouse, to medium and high density accommodation each in a variety of settings.

Burnaby has also become a major focus for industry. Numerous established industrial areas, new large-scale industrial parks and the two Discovery Parks specifically intended for scientific research and development offer a wide choice of locations for industry.

Burnaby's Metrotown provides a central and dynamic focus for regional office and retail activities which is located six miles from downtown Vancouver and served by Skytrain, the region's light rapid transit system.

Burnaby's quality educational facilities also provide an important link with business and industry.

As a leading centre for post-secondary education in British Columbia, Simon Fraser University attracts students from all parts of Canada as well as from overseas. Together with the British Columbia Institute of Technology which offers a wide range of specialized technical education, students are provided with unequalled access to advanced education opportunity.

Economic Strengths

Balanced diversity and regional accessibility are the key assets that Burnaby offers the business and investment community. Burnaby is a maturing inner suburb of Vancouver with an established infrastructure to meet the full range of business requirements.

Burnaby has the third highest concentration (after Vancouver and Richmond) of industrial floorspace in the region. Containing over 18 million square feet of industrial floorspace, Burnaby accommodates a complete range of industrial activity including over 500 manufacturing firms, several large industries, many warehousing/distribution firms, and a growing high tech sector.

Considerable industrial expansion potential exists with approximately 1,100 acres of land remaining to be developed. Industry is attracted to Burnaby's centrality, abundance of available land, fair and efficient development approval processes, and an excellent skilled work force.

Accessibility by all modes of transportation is another major attraction Burnaby offers to industry. Major transportation corridors including the Trans Canada Highway provides excellent access within region and to other parts of Canada and the US (some 30 minutes away). Vancouver International Airport is only 20 minutes away (approximately 15 kilometres) and deep water ports on the adjacent Fraser River and Burrard Inlet are readily accessible. Burnaby is also served by two national railways, the CNR and the CPR and one international railway, the BNR.

Burnaby has also emerged as a major commercial centre. Approximately 5.5 million square feet of retail space and 5.5 million square feet of office space are contained in Burnaby which together represents the second largest concentration of commercial activity in the region after Vancouver. Metrotown, the commerical core of Burnaby accounts for a significant portion of this activity which servedby Skytrain has become a major regional centre. Metrotown also contains the second largest retail complex in Western Canada.

Several large corporations and regional government agencies have located in Metrotown due to its accessibility, amenities and relatively inexpensive land compared with downtown Vancouver. Regional accessibility, visibility, inexpensive land and strategic site availability have also benefited many corporations who have established their headquarters in other parts of Burnaby.

The success of Burnaby's industrial and commercial sectors continue to be supported and complimented by Simon Fraser University and BCIT, whose presence in Burnaby contribute to its ability to attract further investment and growth. Burnaby is also emerging as a significant video, film and communications centre.

Burnaby even boasts about its agricultural sector, where about 200 acres of fertile land near the Fraser River supplies a significant portion of vegetable production from the Lower Mainland farming area. Burnaby is also home to the growing floriculture industry where North America's largest flower auction facility is located.

A complete range of lifestyle, employment and investment opportunities abound in Burnaby.

Economic Development Strategy

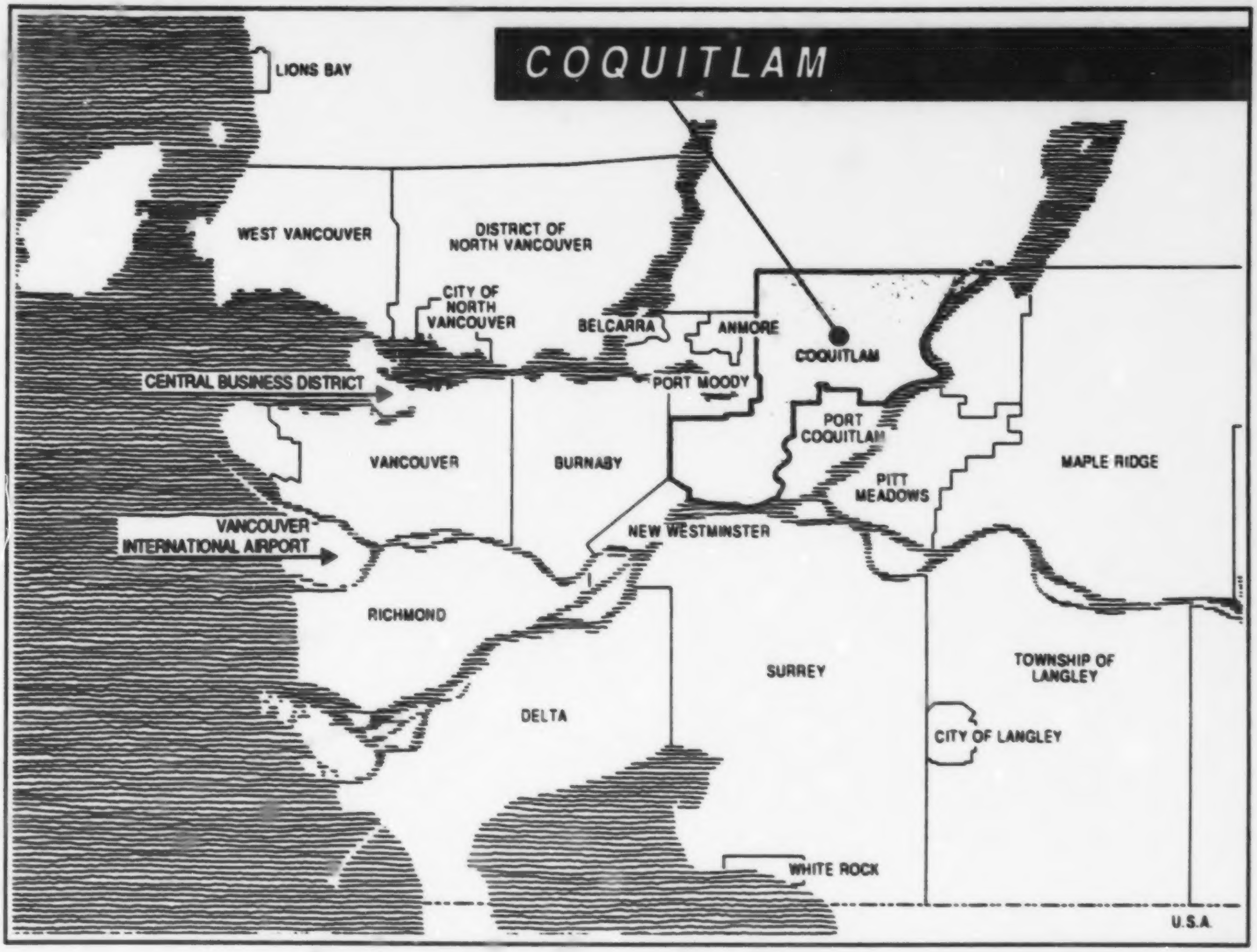
Burnaby's Economic Development Strategy articulates a fundamental attitude about economic development which concludes that the local economy can be improved in a way that enhances the quality of life, provides ongoing benefits for all members of the community, makes wise use of resources and preserves the quality of the environment.

BURNABY		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	158,858	9.9%
1986	145,161	10.5%
1981	136,494	10.8%
1981-1991 (% Change)	16.4%	
HOUSEHOLDS		
Census		
1991	63,040	10.3%
1986	58,295	10.9%
1981	52,580	11.0%
1981-1991 (% Change)	19.9%	
Housing Starts		
1992 (June)	841	10.1%
1991	1,242	8.4%
PERSONAL INCOME (Census)		
1986 Average	$20,477	92.6%
1986 Total Income	$2,972,461,797	9.7%
1986 LABOUR FORCE (Census)	82,372	10.9%
1986 EMPLOYMENT (Census)	68,756	10.8%
1991 BUSINESS LICENCES	7,758	8.0%
1991 PROPERTY ASSESSMENT		
Residential	$9,833,504,876	9.7%
Major Industry	$177,230,050	14.8%
Light Industry	$99,118,500	9.0%
Business	$2,516,986,057	10.8%
1991 BUILDING PERMIT VALUES		
Residential	$195,990,891	9.2%
Industrial	$48,480,656	20.7%
Commercial	$77,874,423	21.6%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	18,414,837	15.6%
Office	5,515,963	10.4%
Retail	5,587,883	8.7%

For further information, please contact:

Mr. Phil Sanderson
Economic Development Officer
City of Burnaby
4949 Canada Way
Burnaby, BC, V5G 1M2

Telephone: (604) 294-7231 Fax: (604) 294-7220



A Young and Dynamic Community

COQUITLAM is central to the northeast sector of the Greater Vancouver Region. This extensive municipality spans 150 square kilometres and is flanked by neighbouring municipalities of Burnaby, New Westminster, Port Coquitlam and Port Moody.

The Southwest part of Coquitlam is a well established and highly favoured community, with its own network of public and commercial services. Coquitlam has exellent freeway access directly to downtown Vancouver. Just to the north is Coquitlam's Town Centre area, a young and dynamic community. Because of the Town Centre, Coquitlam is known as one of the fastest growing municipalities in Greater Vancouver.

Urban develoment is now extending northwards up the base slopes of the surrounding mountians. The northeast part of Coquitlam extends over to the Pitt River and special marsh and farming areas. Thus, in Coquitlam, one is never more than fifteen minutes away from the mountians, wilderness opportunities and even pastoral settings. These are all part of the Coquitlam District Municipality.

Coquitlam

- *panoramic setting, with south-facing slopes overlooking the Fraser River;*
- *easy commuting to Vancouver, with no bridges or tunnels to cross;*
- *diversity of living and housing styles, from hobby farming to executive hillside properties and innnovative townhomes;*
- *leading rate of growth.*

Coquitlam Town Centre

What is now the Town Centre started out in the mid-seventies with a population of little more than 500 over the 400 hectare development area. Construction commenced in 1979 with a major shopping mall of some 900,000 square feet. Today the Town Centre area houses 16,000 people and there is a total of 2 million square feet of retail floorspace to serve the local residents and the surrounding region. There are 1,500 apartments on the drawing board, with much more to come.

Detailed plans are afoot for a recreational complex, a new municipal hall, a community college campus and a performing arts complex — all for Coquitlam Town Centre. Development has just begun in the neighbouring Westwood area, which will bolster the immediate service area population by another 15,000 residents.

Excellent Industrial Locations

Coquitlam is home to the prestigious Mayfair Industrial Park with CP Rail and intermodal facilities and convenient truck access. The Fraser Mills area is ripe for redevelopment and ideally located on the Fraser River near the Lougheed and Trans-Canada Highway.

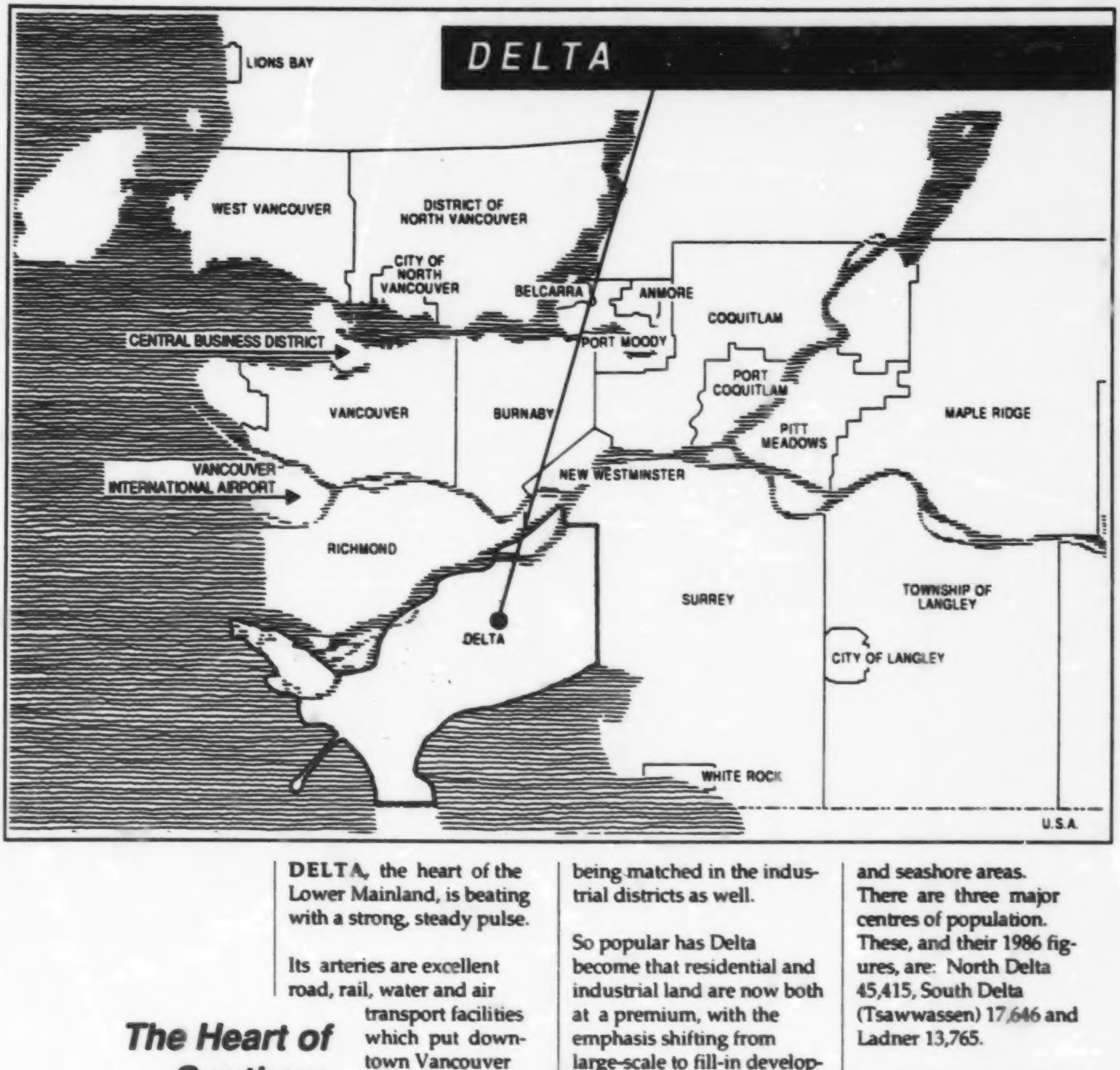
COQUITLAM

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	84,021	5.2%
1986	69,291	5.0%
1981	61,077	4.8%
1981-1991 (% Change)	37.6%	
HOUSEHOLDS		
Census		
1991	29,549	4.8%
1986	24,170	4.5%
1981	20,390	4.3%
1981-1991 (% Change)	44.9%	
Housing Starts		
1992 (June)	867	10.4%
1991	921	6.2%
PERSONAL INCOME (Census)		
1986 Average	$21,357	96.6%
1986 Total Income	$1,479,847,887	4.8%
1986 LABOUR FORCE (Census)	39,180	5.2%
1986 EMPLOYMENT (Census)	17,885	2.8%
1991 BUSINESS LICENCES	4,085	4.2%
1991 PROPERTY ASSESSMENT		
Residential	$4,425,929,653	4.4%
Major Industry	$36,635,258	3.1%
Light Industry	$46,320,460	4.2%
Business	$712,004,080	3.1%
1991 BUILDING PERMIT VALUES		
Residential	$104,452,053	4.9%
Industrial	$16,546,720	7.1%
Commercial	$8,911,324	2.5%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	3,097,001	2.6%
Office	642,488	1.2%
Retail	2,957,789	4.6%

For further information please contact:

District of Coquitlam
111 Brunette Avenue
Coquilam, B.C. V3K 1E9

Telephone (604) 526 3611 Fax: (604) 526-6014



The Heart of Southern Vancouver

DELTA, the heart of the Lower Mainland, is beating with a strong, steady pulse.

Its arteries are excellent road, rail, water and air transport facilities which put downtown Vancouver and the Canada-U.S. border within a few minutes of most areas, and its lifeblood is the ever-growing tide of people who call it home.

Between the 1986 census and 1991, its population jumped from just over 79,000 to 89,000 and this growth is being matched in the industrial districts as well.

So popular has Delta become that residential and industrial land are now both at a premium, with the emphasis shifting from large-scale to fill-in developments.

But Delta is far from being a mix of residential and industrial or commercial land alone. The municipality's 18,677 hectares include extensive tracts of prime land still used for agricultural and other rural purposes. There are also large natural land, estuary and seashore areas. There are three major centres of population. These, and their 1986 figures, are: North Delta 45,415, South Delta (Tsawwassen) 17,646 and Ladner 13,765.

Improved Fraser River crossings have brought major boosts for the region. The completion of the Massey Tunnel under the river in 1959 caused a 17 percent surge in the annual growth rate. Although this has now slowed to less than 3 percent, plans are being mooted to widen the tunnel. The opening of the spectacular Alex Fraser suspension bridge, linking both sides of the river at Annacis Island in the fall of 1986, had an immediate impact on residential and industrial developments as well.

Within only three years, the last lots in the 1,200 acres of industrial land were snapped up — some 250 acres going in 1989 alone.

Between 1986 and 1989, the number of permits issued for new homes and industrial buildings doubled in Delta - new home permits rising from 337 to 700 and industrial permits from 45 to 100.

Yet another boost is coming from improvements to a third crossing which skirts Delta, but is linked by feeder bus routes. This is the SkyTrain rapid transit system which made its debut carrying visitors to the Expo '86 World's Fair in Vancouver.

The line has been extended from New Westminster, crossing the river via a new suspension bridge to new stations at Scott Road and Whalley. These are within five to ten minutes respectively of North Delta residential areas.

Delta's early economic development was sparked by agriculture and fishing, but prospects of lower land prices coupled with excellent access for virtually every means of transport, brought industry in droves.

However, the development has been controlled. In the two largest industrial areas — Annacis Island and Tilbury Industrial Park — the trend has definitely been up-market, with many companies moving their offices in along with their plants.

Developers have imposed rigid building guidelines and landscaping requirements of their own to supplement those of the municipality in a determined bid to enhance the park-like setting.

As vacant land becomes harder to find, a trend toward more intensive use is emerging. In residential areas, old titles are being assembled and townhouses or apartments erected. The matching industrial trend is for multi-tenancy warehouse and manufacturing facilities, which are allowing smaller companies to move in alongside the giants. To help achieve this the Municipality of Delta and the Delta Chamber of Commerce are working with landowners along the River Road corridor to assist in opening up the area for additional industrial gowth.

The businesses thrive in a setting where downtown Vancouver is 25 minutes away, the Canada-U.S. border about 20 minutes and Vancouver International Airport within 15 minutes of most plants. Delta even has its own airport at Boundary Bay and the Fraser River has always been an important freight "highway". So attractive has the region become for residential and industrial settlement that there is a constant search for new development opportunities.

Close by Tsawwassen is the world's third largest export bulk terminal. It is the Roberts Bank Superport, operated by Westshore Terminals Ltd. and each year moves some 20 million tonnes of coal to the overseas markets.

In 1987, the port set a world record when 239,084 tonnes were loaded aboard the massive dry bulk tanker, Hyundai Giant.

But work is not everything. Delta is also rich in recreational facilities and as it gets more sunshine than much of the Lower Mainland, there is plenty of opportunity to enjoy them. With all these attractions and prospects of future growth, Delta is entering one of its most exciting decades ever.

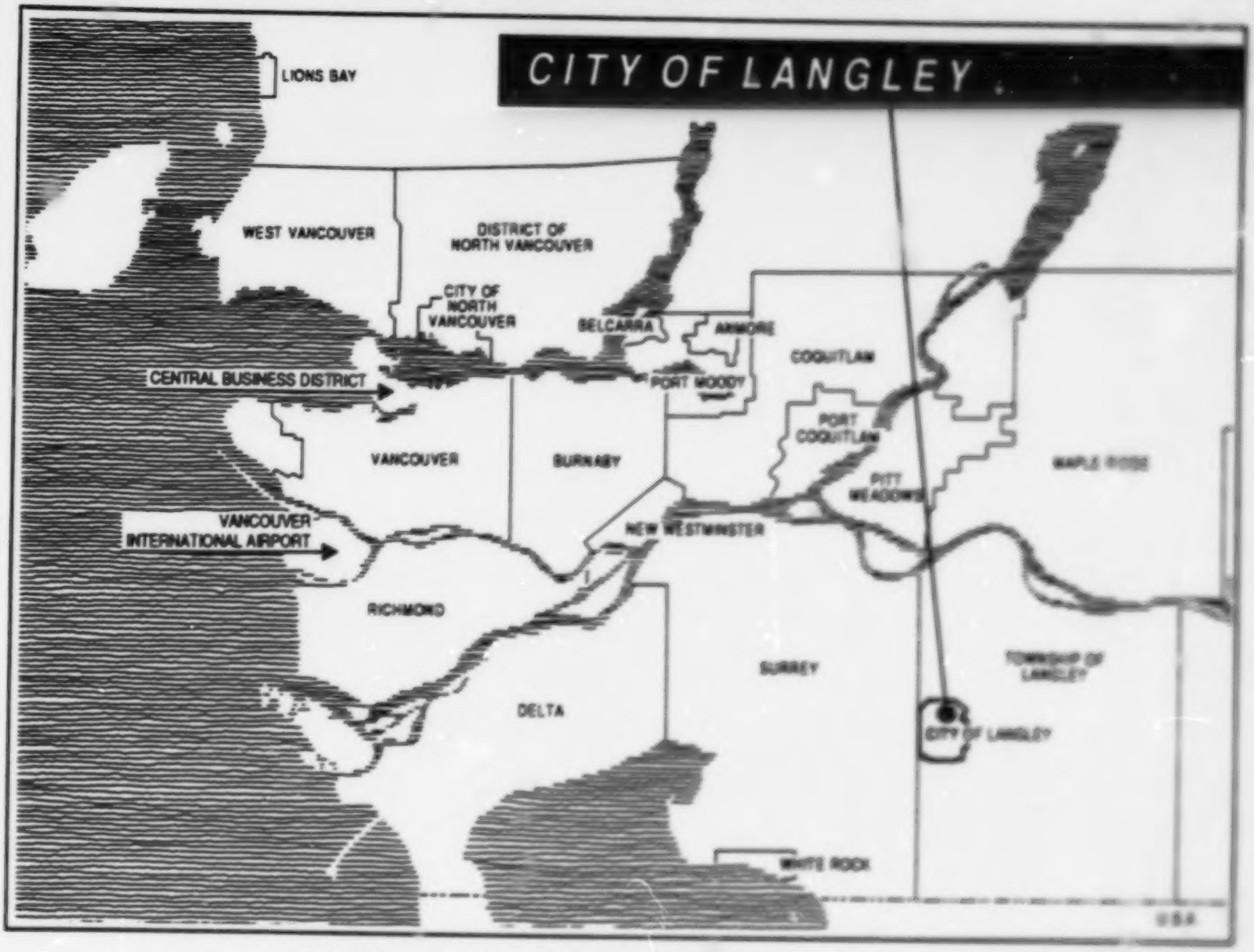
DELTA

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	88,978	3.6%
1986	79,610	5.8%
1981	74,692	5.9%
1981-1991 (% Change)	19.1%	
HOUSEHOLDS		
Census		
1991	28,877	4.7%
1986	24,970	4.7%
1981	22,530	4.7%
1981-1991 (% Change)	28.2%	
Housing Starts		
1992 (June)	245	2.9%
1991	405	2.7%
PERSONAL INCOME (Census)		
1986 Average	$23,079	106.4%
1986 Total Income	$1,837,319,190	6.0%
1986 LABOUR FORCE (Census)	42,087	3.6%
1986 EMPLOYMENT (Census)	17,758	2.8%
1991 BUSINESS LICENCES	3,567	3.7%
1991 PROPERTY ASSESSMENT		
Residential	$4,836,914,730	4.8%
Major Industry	$183,662,177	15.3%
Light Industry	$125,431,100	11.4%
Business	$823,869,906	3.5%
1991 BUILDING PERMIT VALUES		
Residential	$44,329,000	2.1%
Industrial	$47,875,000	20.5%
Commercial	$3,212,000	0.9%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	8,076,841	6.8%
Office	980,103	1.8%
Retail	2,397,857	3.7%

For further information please contact:

Delta Chamber of Commerce
6201 - 60th Avenue
Delta, B.C. V4K 4E2
Telephone (604) 946 4232 Fax: (604) 946 5285

CITY OF LANGLEY



CITY OF LANGLEY

The City of Langley is located in the eastern portion of the Greater Vancouver Regional District (GVRD). The City covers 10 square kilometres and offers a wide range of facilities and services to the surrounding communities. The City offers the comfort and familiarity of a small community. Yet, the municipality's businesses and residents receive many services and resources associated with a large city.

Where the city and country meet

The City's population is now 19,765. By 2001, the population is projected to be 23,000. As a community in the Lower Mainland, Langley has a trade area serving approximately 100,000 people.

The City's location in the GVRD growth area is unique in that it is a forty-five minute drive from Vancouver; and is convenient for commuter and commercial traffic. As a community on the eastern edge of the GVRD, the City of Langly also benefits from its proximity to other Fraser Valley communities further east. The Trans Canada Highway to the north of the City, the Fraser Highway crossing the City from east to west, and Highway #10 which runs through the City as well as convenient access to the United States border (15 minutes by auto) allow for easy access to Langley from all directions.

The City of Langley also serves as the transit centre for the surrounding area. Bus service provides transportation from the outer areas to the bus exchange on Logan Avenue. From here, buses continue to carry passengers to the Skytrain to allow them to make other connections for Greater Vancouver destinations.

Development in the City in recent years has focused on larger housing complexes. Many of these projects involve the older housing areas and development of the few remaining residential areas of the City. The result of this growth makes for new redevelopment and exciting housing alternatives. Residential areas exist on both sides of the Nicomekl River and floodplain, which runs through the City. However the character of these areas are very different. The area south of the Nicomekl River is made up of well established, predominantly single family neighbourhoods, while the area immediately north of the river is a largely multi-family area.

The area north of the City core has also developed as a vibrant commercial and industrial centre of the City of Langley. Much of the industrial sector is located along Highway #10 (Langley Bypass) and encompasses a wide variety of businesses. Highway #10, the Fraser Highway and 200th Street as well as on site rail services, provide convenient means of receiving raw materials and delivering finished products for market.

Industry in the City is primarily oriented towards light manufacturing and warehousing operations. Many of these businesses, employing fewer than 20 people, are recognized nationally and internationally in their fields of expertise. These smaller operations target specific markets which often results in consumers from neighbouring municipalities carrying out business in the City rather than travelling further afield.

Fraser Highway is the focus for much of the City's commercial development. The stores situated along this stretch offer a variety of goods and services. Those offering professional services also benefit from the visibility provided from this location as reflected by the number of insurance, real estate and similar services found here.

The importance of the Willowbrook area, encompassing lands in the north of the City, the Township of Langley, as well as Surrey, is continually growing. Willowbrook Mall, located both in the City and in the Township, contains two major department stores. Additional shops will open after the present expansion is completed in mid 1992.

The City of Langley provides a location conductive to successful business and personal growth. The beautiful rural settings of the Lower Mainland and the City's successful growth over the past three decades as an urban centre, instill an exciting outlook for the future. As the GVRD expands, the City of Langley continues to be a location for families and businesses to nurture and grow.

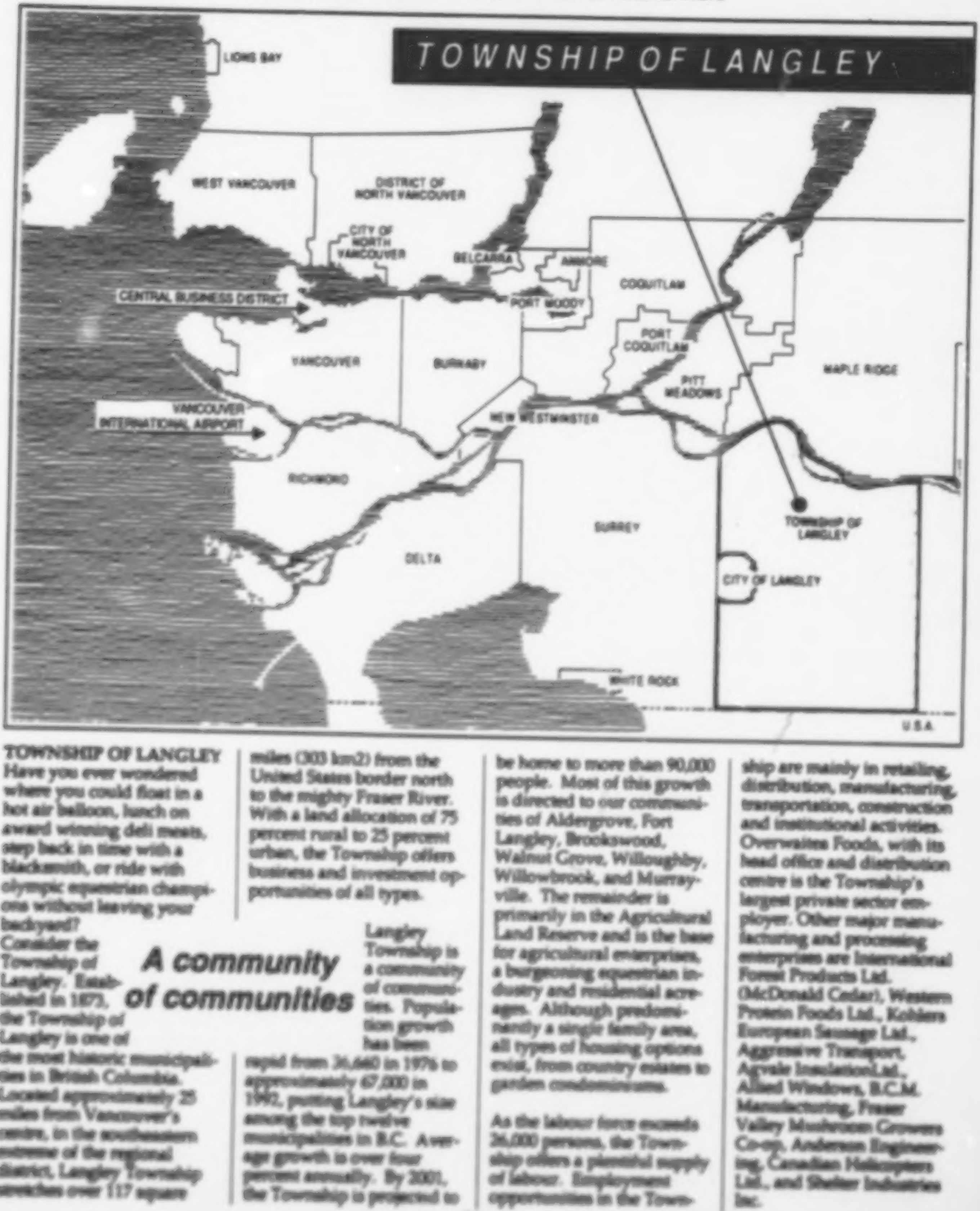
CITY OF LANGLEY

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	19,765	1.2%
1986	16,557	1.2%
1981	15,124	1.2%
1981-1991 (% Change)	30.7%	
HOUSEHOLDS		
Census		
1991	7,602	1.2%
1986	6,285	1.2%
1981	5,985	1.2%
1981-1991 (% Change)	27.0%	
Housing Starts		
1992 (June)	98	1.2%
1991	264	1.8%
PERSONAL INCOME (Census)		
1986 Average	$18,140	82.1%
1986 Total Income	$300,343,980	1.0%
1986 LABOUR FORCE (Census)	7,830	1.0%
1986 EMPLOYMENT (Census)	6,775	1.1%
1991 BUSINESS LICENCES	1,536	1.6%
1991 PROPERTY ASSESSMENT		
Residential	$741,805,500	0.7%
Major Industry	$1,350,807	0.1%
Light Industry	$35,212,300	3.2%
Business	$274,290,929	1.2%
1991 BUILDING PERMIT VALUES		
Residential	$21,808,330	1.0%
Industrial	$2,175,340	0.9%
Commercial	$3,010,200	0.8%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	2,540,807	2.1%
Office	461,012	0.9%
Retail	1,505,856	2.2%

For further information please contact:

Tass Tanner
City Planner and Development Coordinator
City of Langley
5549 204th Street, Langley, B.C., V3A 1Z4

Telephone: (604) 530 3131 Fax: (604) 530 4371



TOWNSHIP OF LANGLEY

Have you ever wondered where you could float in a hot air balloon, lunch on award winning deli meats, step back in time with a blacksmith, or ride with olympic equestrian champions without leaving your backyard?

A community of communities

Consider the Township of Langley. Established in 1873, the Township of Langley is one of the most historic municipalities in British Columbia. Located approximately 25 miles from Vancouver's centre, in the southeastern extreme of the regional district, Langley Township stretches over 117 square miles (303 km2) from the United States border north to the mighty Fraser River. With a land allocation of 75 percent rural to 25 percent urban, the Township offers business and investment opportunities of all types.

Langley Township is a community of communities. Population growth has been rapid from 26,640 in 1976 to approximately 67,000 in 1992, putting Langley's size among the top twelve municipalities in B.C. Average growth is over four percent annually. By 2001, the Township is projected to be home to more than 90,000 people. Most of this growth is directed to our communities of Aldergrove, Fort Langley, Brookswood, Walnut Grove, Willoughby, Willowbrook, and Murrayville. The remainder is primarily in the Agricultural Land Reserve and is the base for agricultural enterprises, a burgeoning equestrian industry and residential acreages. Although predominantly a single family area, all types of housing options exist, from country estates to garden condominiums.

As the labour force exceeds 26,000 persons, the Township offers a plentiful supply of labour. Employment opportunities in the Township are mainly in retailing, distribution, manufacturing, transportation, construction and institutional activities. Overwaitea Foods, with its head office and distribution centre in the Township's largest private sector employer. Other major manufacturing and processing enterprises are International Forest Products Ltd. (McDonald Cedar), Western Protein Foods Ltd., Kohlers European Sausage Ltd., Aggressive Transport, Agvale InsulationLtd., Allied Windows, B.C.M. Manufacturing, Fraser Valley Mushroom Growers Co-op, Anderson Engineering, Canadian Helicopters Ltd., and Shelter Industries Inc.

With three established and one developing industrial area, interested manufacturing and distribution and businesses can readily find a suitable site. Land and space options range from multi-bay units for start-up businesses to the Gloucester Estates industrial community with general theme areas including light and medium manufacturing, lumber-related industries, and high corporate visibility businesses. A proposed golf course and hotel facilities would make Gloucester Estates the most advanced industrial environment in the region. Ready-to-go sites and buildings are now available in the industrial areas of Aldergrove, Mufford, and Northwest Langley including the 401 Industrial Park.

Retailing is growing with the expansion of Willowbrook Mall to include The Bay and Sears. A wide array of small and medium-sized retail, service and professional opportunities exist, especially in Fort Langley, Walnut Grove, Aldergrove and Brookswood commercial areas.

The Township also has major institutions including Langley Memorial Hospital, Trinity Western University and the innovative School District No. 35, which offer a wide diversity of jobs and training options close at hand.

Langley Township offers a welcoming experience to visitors, and tourism opportunities to investors. In 1827 the Hudson's Bay Company established a fort near Fort Langley. The Fort Langley community, the birthplace of British Columbia, is pursuing a tourism enhancement process that builds on its heritage — a National Historic Park, two museums, heritage buildings, craft shops and festivals. Opportunities are available for restaurants, retailing and accommodation. Near Aldergrove is the Vancouver Game Farm, with its large display of exotic animals. South Langley boasts the Domaine de Chaberton Farm Winery. Elsewhere, several business hotels serve business travellers and residents' guests, while more golf courses are under development and equestrian centres abound.

What differentiates Langley Township from much of the rest of Greater Vancouver is its pastoral landscape which supports an active agricultural and equestrian community. Farm assessment totals $67.5 million. Modern vegetable and floriculture/greenhouse operations and herb farms thrive next to a significant dairy and poultry industry. The Township is the largest producer of mushrooms in Canada and a major producer of strawberries, raspberries, blueberries and cranberries. Outstanding equestrian facilities such as Milner Downs and Thunderbird Equestrian Centre and a myriad of smaller equestrian centres, breeding and training facilities, position Langley Township as the equestrian capital of British Columbia. Combined with country values of hard work and entrepreneurialism, Langley Township's country heritage makes us a good place for independently-minded business people to start a business.

While originally rural at heart, Langley Township offers many amenities that make our lifestyle options very livable. Our school system is accessible with great variety in its programs: French immersion, a unique music program, business education and the only public fine arts school in British Columbia. Our network of Township parks is expanding and developing as urban areas grow. An equestrian trail system will eventually link two of three regional parks in the Township. Fishing is available at the third regional park on the Fraser River. The W. C. Blair Recreation Centre was the first wave pool in the Province, while plans are underway for a new civic centre, including arts facilities. The Centennial Museum has an active program of hands-on events and displays. Within our various communities, the spirit of individualism and great local pride is alive and well.

Our economic advantages are numerous:

- large and growing supply of skilled workers;
- ample supply of industrial, commercial and residential land at competitive prices in designated growth areas;
- convenient location for transportation and distribution of goods to Greater Vancouver, British Columbia interior and the United States;
- desirable area to live with diverse residential options;
- excellent school system with additional post secondary training options;
- largest private university in Western Canada;
- strong agricultural base with specialty growing areas;
- positive environment for small business enterprises;
- state of the art industrial park under development;
- municipal airport
- U.S.A. border crossing south of Aldergrove and easy proximity to truck border crossing;
- industrial areas serviced with CN Rail and others with Southern Railway;
- mild winters with little seasonal interruption for construction;
- responsible municipal fiscal management.

The Township of Langley's Economic Development Strategy adopted in 1989, has as its mission statement:

"To increase investment in Langley that harmonizes development with our rural environment."

The Township would like to provide more local work opportunities for residents and to improve the balance of property tax revenues. The focus of the strategy is on various aspects of agriculture, new manufacturing, high quality residential environments, small business expansion, and tourism. A planned approach is deemed most desirable.

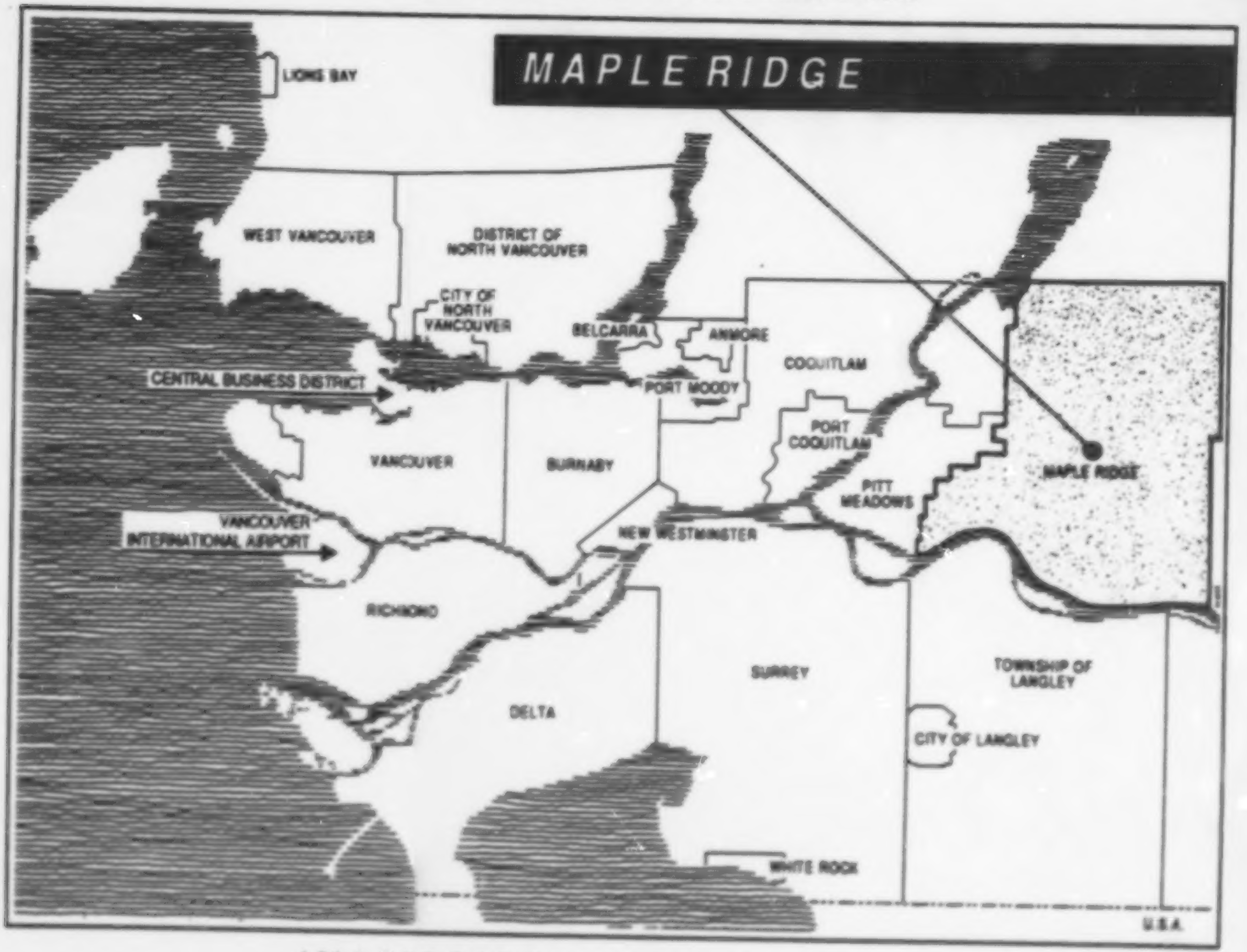
The Township of Langley offers selection in all facets of its work and residential environments. As a community with roots, the Township is a place of choice for those who appreciate our business advantages and our unique combination of urban and country character.

TOWNSHIP OF LANGLEY

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	66,040	4.1%
1986	53,434	3.9%
1981	44,617	3.5%
1981-1991 (% Change)	48.0%	
HOUSEHOLDS		
Census		
1991	21,507	3.5%
1986	17,150	3.2%
1981	14,055	2.9%
1981-1991 (% Change)	53.0%	
Housing Starts		
1992 (June)	442	5.3%
1991	1,057	7.0%
PERSONAL INCOME (Census)		
1986 Average	$18,140	82.1%
1986 Total Income	$969,292,760	3.2%
1986 LABOUR FORCE (Census)	25,850	3.6%
1986 EMPLOYMENT (Census)	23,790	3.7%
1991 BUSINESS LICENCES	2,646	2.7%
1991 PROPERTY ASSESSMENT		
Residential	$3,109,204,950	3.1%
Major Industry	$11,051,768	0.9%
Light Industry	$30,133,700	4.6%
Business	$374,013,550	1.6%
1991 BUILDING PERMIT VALUES		
Residential	$100,632,168	4.7%
Industrial	$16,884,998	7.2%
Commercial	$16,394,893	4.6%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	3,707,480	3.1%
Office	216,117	0.6%
Retail	1,392,910	2.2%

For further information please contact:

Linda Swaine, Economic Development Manager
Township of Langley
4914 - 221st Street Langley, B.C. V3A 3Z8
Telephone: (604) 533-6057 Fax: (604) 533-6110



A Community Worth Looking At

MAPLE RIDGE Surroundid by natural beauty, blessed with abundant cleanair and water, Maple Ridge is a community proud of is heritage and optimistic about its future.

Close to Vancouver and Seattle, two d the world's most exciting and comopolitan cities, Maple Ridge retains thecharacter and living advantages of a smaller, more neighbourly, country own. There's easy accessto almost every imaginable ndoor and outdoor recreation — most are right ner home, here in Maple Ridg.

Growth (Population)

Maple Ridge has experienced an unprecedented population growth of 6% per year since 1986, the census for 1991 shows our population at 48,422.

Industry

The Maple Ridge area, originally based principally on the resource industries of agriculture, fisheries, forestry and mining, is rapidly expanding its manufacturing capability. The largest manufacturing industry in the region is the wood processing industry with two companies—Interior and Fletcher Challenge Canada—accounting for over one-third of its manufacturing work force. In addition, other industrial activities in the region are boat building, metal fabricating, battery manufacturing, plastics, agriculture, including many large greenhouse operations, printing and publishing, sand and gravel industries.

Industrial Land Information

Maple Ridge currently has three active industrial areas. These areas are as follows:

Maple Meadows Industrial Park – Phase I and Phase II

A Class "A" Industrial Park, Maple Meadows is located in south west Maple Ridge. Phase I (comprised of 30.4 acres) is completely sold out, while Phase II (comprised of an additional 62 acres) has various lots for sale.

Maple Meadows currently contains light/medium industrial manufacturing, as well as high tech industry.

Albion Industrial Area

A mixed use industrial area, is located in the south central part of Maple Ridge. Albion Industrial Area is comprised of a total of 166 acres with few available industrial sites left.

Ruskin/Whonnock Industrial Area

These industrial sites are located in the eastern portion of Maple Ridge, along the Fraser and Stave Rivers. Most of these industries are primarily wood related. Minimal acreages are still available.

Future Industrial Activity

Currently in the north eastern portion of the District two preliminary proposals for industrial land use are under consideration.

One is a proposal for a 90 hectare mixed use ceramic and building material manufacturing operation, while the other proposal consists of 35 hectares also for mixed use industrial purposes.

Current Development Projects

Development projects include a $45 million correctional centre located in the north east sector of the municipality. Another project is a $6 million provincial court facility located in the down-town core area of Maple Ridge.

The municipality has also commenced construction of a new $3 million works yard which will be centrally located within the District.

Transportation

Located 45 km from Vancouver, Maple Ridge is served by Highway 7 (Lougheed Highway), our Provincial Highway east/west (vis-a-vis).

Railway Services

The mainline of the Canadian Pacific Railway parallels the Fraser River. This dual track facility accommodates an average of 25 trains per day. Through interchanges and switching facilities, connections are available to B.C. Railway, B.C. Hydro Railway, Canadian National Railway and Burlington Northern Railway.

River Transport

Fraser Port, administered by the Fraser River Harbour Commission, is a fresh water, ice-free, deep sea port. The Port boundaries cover 225 km of shoreline that extends from Gary Point, Steveston along the main arm of the Fraser River to Kanaka Creek in Maple Ridge. Berthing and modern cargo-handling facilities are available at the Fraser-Surrey site.

Air Services

The 280 hectare Pitt Meadows Airport is located 1.5 km west of the District. It is one of the few airports operated by the Ministry of Transport for small aircraft. Flight schools, charter operations and services to fixed and rotary wing aircraft are among some of the services available.

Vancouver International Airport is approximately a one hour drive from Maple Ridge.

Truck Transport and Custom Facilities

Trucking services are readily available in the District and serve a variety of personal, commercial and industrial needs.

Public Transportation and Ferries

The Maple Ridge Bus Service, operated by Independent Bus and Transport Limited, provides local public transit within the District of Maple Ridge. This service is operated under a joint program with the Urban Transit Authority of British Columbia. The Albion Ferry, crossing the Fraser River, is run by the Ministry of Transportation and Highways of British Columbia. The "no charge" ferry run takes approximately five minutes to cross the Fraser River to Fort Langley from Maple Ridge.

Climate (Longest Frost Free Period in Canada)

The District of Maple Ridge experiences a moderate, marine, west coast climate characterized by small seasonal variations in temperature and dry summers. Summer winds are usually light and originate over the Pacific Ocean.

Education and Health Care

Maple Ridge is served by three High Schools, twenty Elementary Schools, four Independent Schools and Douglas Community College.

Maple Ridge Hospital is a 282 bed facility currently undergoing extensive renovations. There are also specialized facilities for Long Term Care.

Recreation

Between the mountains and the sea, Maple Ridge's recreational facilities include a network of more than two dozen parks, a national award winning and beautifully equipped leisure centre, a recreation complex with craft studios, banquet facilities and meeting rooms, a curling rink and ice arena, private recreation facilities, golf course, 25 churches and an art gallery.

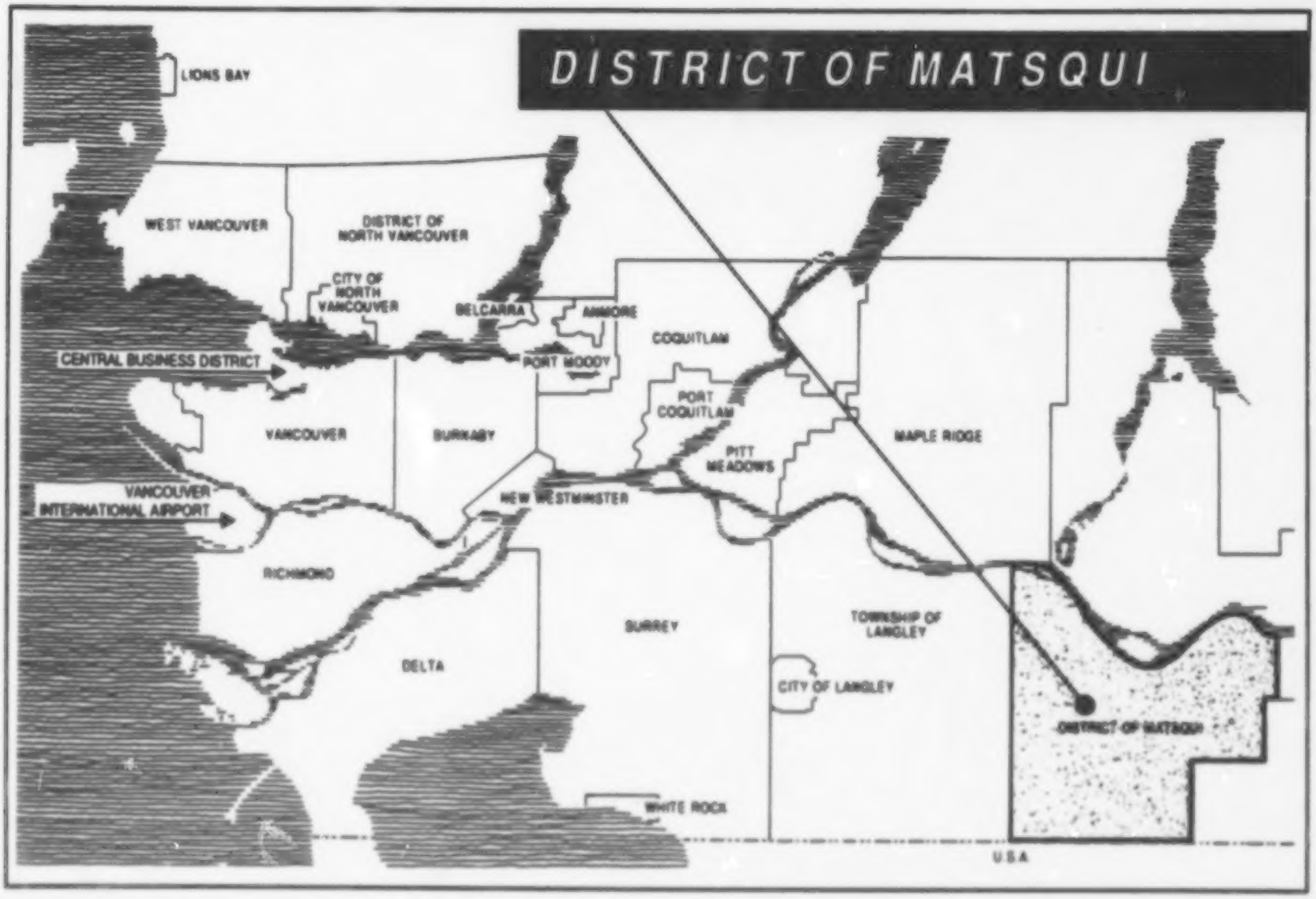
MAPLE RIDGE

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	48,422	3.0%
1986	36,023	2.6%
1981	32,232	2.5%
1981-1991 (% Change)	50.2%	
HOUSEHOLDS		
Census		
1991	16,923	2.8%
1986	12,465	2.3%
1981	11,060	2.3%
1981-1991 (% Change)	53.0%	
Housing Starts		
1992 (June)	329	3.9%
1991	553	3.7%
PERSONAL INCOME (Census)		
1986 Average	$19,336	87.5%
1986 Total Income	$696,540,728	2.3%
1986 LABOUR FORCE (Census)	17,951	2.4%
1986 EMPLOYMENT (Census)	9,886	1.6%
1991 BUSINESS LICENCES	2,003	2.1%
1991 PROPERTY ASSESSMENT		
Residential	$2,138,069,402	2.1%
Major Industry	$23,910,461	2.0%
Light Industry	$18,940,400	1.7%
Business	$195,175,250	0.8%
1991 BUILDING PERMIT VALUES		
Residential	Not Available	Not Available
Industrial	Not Available	Not Available
Commercial	Not Available	Not Available
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	Not Available	Not Available
Office	Not Available	Not Available
Retail	Not Available	Not Available

For further information please contact:

Brock McDonald
Director of Business Development
District of Maple Ridge
Maple Ridge Business Development Office
11949 Haney Place, Maple Ridge, B.C. V2X 6G2

Telephone: (604) 463-8748 Fax: (604) 467-2610



City in the country

DISTRICT OF MATSQUI covers an area east of Langley, and comprises approximately 90 square miles between the Fraser River and the U.S. border. During the 1980s, the District's growth rate averaged in excess of 5% per annum, and over 68,000 people now make their homes here.

In 1992, Matsqui will celebrate one hundred years since incorporation. The District takes its name from the Stalo Indian word meaning *"a stretch of higher ground"*.

The first outsiders came to the area for fur trading and the Fraser River Gold Rush. Initial settlements were generated by resource-oriented industries such as logging, lumbering, trapping and fishing. The favourable climate and soil conditions also encouraged the growth of farming.

Matsqui is well known today as an agricultural centre, supplying dairy goods, beef, turkey, chicken, vegetable and berry products. The community has diversified, though, and is home to a wide assortment of industries. The Abbotsford Airport, built in Matsqui during World War II, is famous for its Airshow, and more recently as the home of Airshow Canada, the international aerospace trade show. The airport is capable of handling all types of aircraft, and has several air-related companies on site. The most well known of these is Conair Aviation, who specialize in rebuilding aircraft for firefighting purposes.

Other thriving industry sectors include wood products, especially furniture and cabinetry, machining, recreational vehicle construction and electronic industries.

Matsqui serves as the regional centre for the Fraser Valley. Two malls, Sevenoaks and West Oaks, anchor the retail area, serving a market of 185,000 people.

Several provincial and federal government departments have a sizeable presence in the District. Corrections Canada, with over 600 employees in various departments, has its Pacific Region headquarters here. In 1991, Corrections Canada expects to spend more than $8.1 million on supplies and construction in the area.

The provincial government's B.C. Buildings Corporation is responsible for Tradex, the trade and convention centre located at Abbotsford Airport. At 120,000 square feet, the facility is second only to B.C. Place for exhibition space in B.C. The centre is home to the Airshow Canada trade show, and is building a reputation as a major venue for home and leisure, automobile, and similar shows which require a large covered space. In addition to existing hotel and motel facilities, by 1993 a new Sheraton hotel will be established at the Matsqui Civic Centre.

The Civic Centre includes the municipal government building, school board offices, ICBC regional claims office, police department and Fire Hall No. 1. Under construction is a new multi-use building, which will serve as a community theatre, conference centre, and council chambers. Located within walking distance is the Matsqui recreation centre, which includes a wave pool, weight room, and ice arena.

Education in the community is excellent, with public and private options from kindergarten to university level. University College of the Fraser Valley, in neighbouring Abbotsford, provides a number of degree programs as well as career offerings in fields such as aviation, agriculture, health sciences, auto mechanics, and computer studies.

Medical services are centred around the MSA General Hospital. A full range of services is offered, including psychiatry, maternity, pediatrics, medical, surgical, activation, intensive care, coronary care and 24-hour emergency coverage.

For recreation, Matsqui residents can parachute, swim, bike and golf right in the community. The ocean and ski hills are a short drive away.

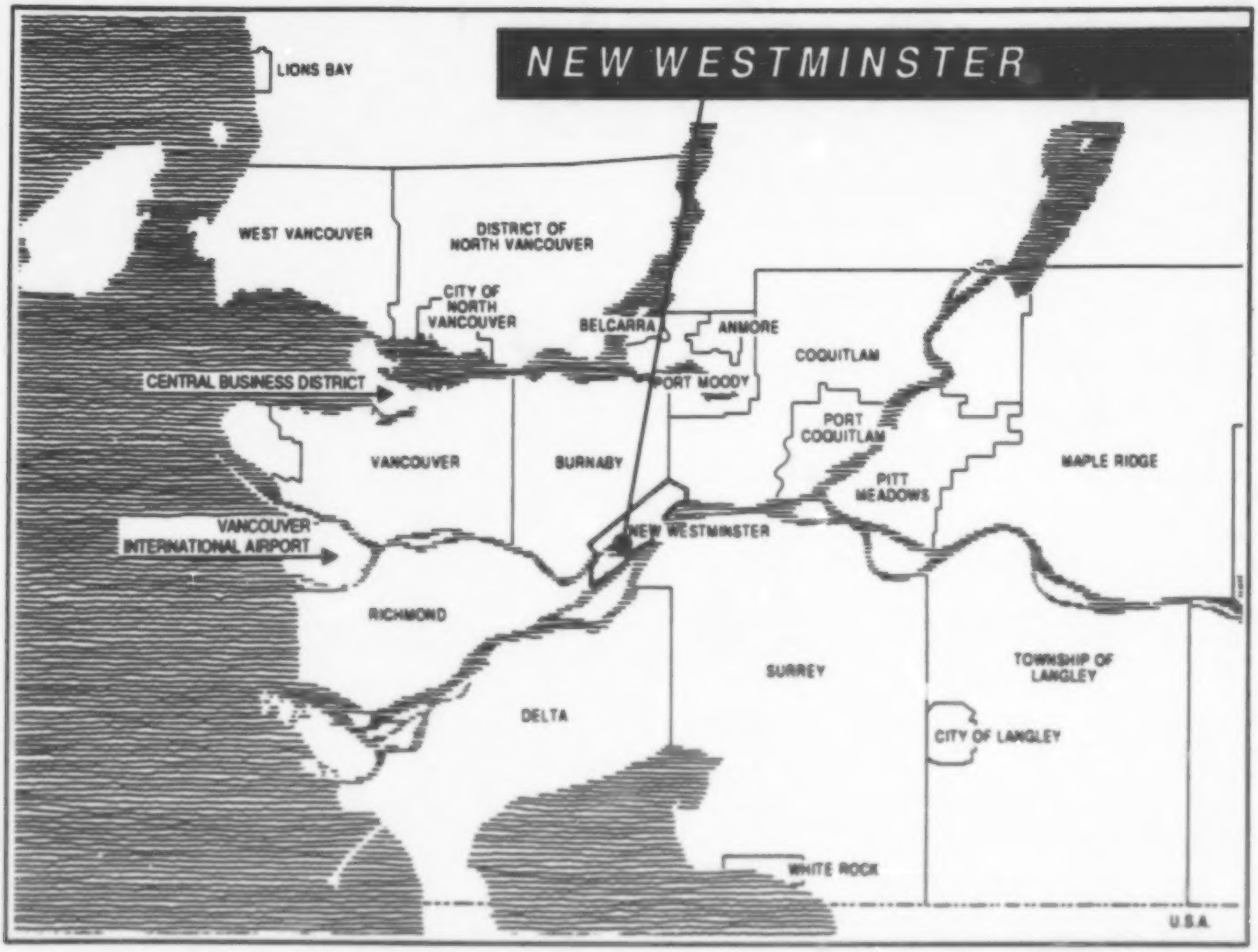
DISTRICT OF MATSQUI

POPULATION	
Census	
1991	68,064
1986	51,449
1981	42,001
1981-1981 (% Change)	62.1%
HOUSEHOLDS	
Census	
1991	23,012
1986	17,340
1981	13,595
1981-1991 (% Change)	69.3%
Housing Starts	
1992 (June)	438
1991	1,087
PERSONAL INCOME	
1986 Average	$16,758
1986 Total Income	$862,182,342
1986 LABOUR FORCE	30,650
1986 EMPLOYMENT	Not Available
1991 BUSINESS LICENCES	2,300
1991 PROPERTY ASSESSMENT	
Residential	$2,321,013,850
Industrial/Commercial/Utility/Farm	$468,023,922
1990 BUILDING PERMIT VALUES	
Residential	$77,358,447
Industrial	$5,742,592
Commercial	$28,927,786
1990 BUILDING FLOORSPACE (SQ. FT.)	
Industrial	2,282,688
Office	Not Available
Retail	Not Available

For further information please contact:

Malcolm Harvey
Economic Development Officer
District of Matsqui
#200 - 32315 South Fraser Way,
Clearbrook, B.C., V2T 1W7

Telephone: (604) 857 1251 Fax: (604) 853 1934



NEW WESTMINSTER
The City of New Westminster is situated in the centre of the Lower Mainland. It is attractively located on a hillside overlooking the Fraser River. The City centre slopes down from Royal Avenue to the waterfront offering excellent views up-river to the Golden Ears Mountains, southeast to Mount Baker and down-river towards Richmond and Delta, and the Strait of Georgia. The Downtown section of New Westminster, with its sloping streets, waterfront views and heritage buildings reminds one of San Francisco.

Pride in the Past Building for the Future

The City of New Westminster was the first capital of British Columbia. The fortunes of the City have ebbed and flowed during its 125 year history, but today New Westminster is an important industrial City with many of its local industries based on forest products. The City also has a strong public sector component as it is the seat of the New Westminster Law Courts and the location for the Land Title Office for the Lower Mainland.

New Westminster's Royal Columbian Hospital is the third largest hospital in the Lower Mainland serving residents from Burnaby to Hope. It is a major referral centre specializing in trauma, obstetrical, cardio-vascular and critical care.

Douglas College is one of the largest colleges in the Lower Mainland with over 10,000 students in credit programs which equates to 4,200 full-time equivalent students on an annual basis. The college also provides non-credit community response to over 24,000 adults who participate in part-time vocational or personal enrichment programs. The college has a strong orientation to social services, health sciences, business and university transfer students.

These facilities have naturally led to the creation of a professional support sector. Because of the City's central location, New Westminster also serves as a major distribution centre for goods throughout British Columbia.

New Westminster by British Columbia standards is a venerable City. Although the Great Fire of 1898 destroyed one-third of the City, some early buildings remain and these vestiges of its historic roots now contribute immensely to the character of the City. It is also the setting for some fine contemporary architecture. The extensive public landscaping and the pride that private property owners take in the care of their homes contribute to the overall beauty of the City.

The City of New Westminster offers a variety of housing types ranging from the large historic homes of Queens Park to executive style condominiums located along the banks of the Fraser River. A riverfront esplanade flanks these units and provides pedestrian access to a festival market and a hotel at one end and a marine park at the other. The introduction of multiple residential units set in a series of lagoons adds to the attractive waterfront living available in the City.

New Westminster, a city roughly six square miles in area, is renowned throughout the region for the quality, creativity and innovation of its recreational programs and draws substantial participation from surrounding communities.

New Westminster has a diverse selection of cultural events and groups within its boundaries, and being centrally located within the Greater Vancouver Metropolitan area, an even greater selection of events is available in very close proximity. The cultural element is a growing dimension of the New Westminster lifestyle.

In Uptown New Westminster, Cambridge Western Leasehold is replacing the old Woodward's store with an urban shopping centre containing about 340,000 sq. ft. of retail space and about 140,000 sq. ft. of office space. This is a major addition to one of the City's key commercial areas.

The downtown core is also undergoing significant revitalization. A major street beautification and widening program has recently been completed. A business improvement area is now in place actively promoting Downtown New Westminster. A Heritage Area Revitalization Program is also underway offering incentives to restore the facades of the turn of the century buildings on Columbia Street.

The City of New Westminster is one of the fastest changing communities in British Columbia. With the introduction of Skytrain connecting the City to Vancouver and Surrey, it has become the community of choice for many young professional families.

The development of the waterfront and the recent commercial/ residential redevelopment of the B.C. Penitentiary lands are examples of how B.C.'s original capital city is experiencing a renaissance in development and new directions for residential, commerce and industry.

NEW WESTMINSTER

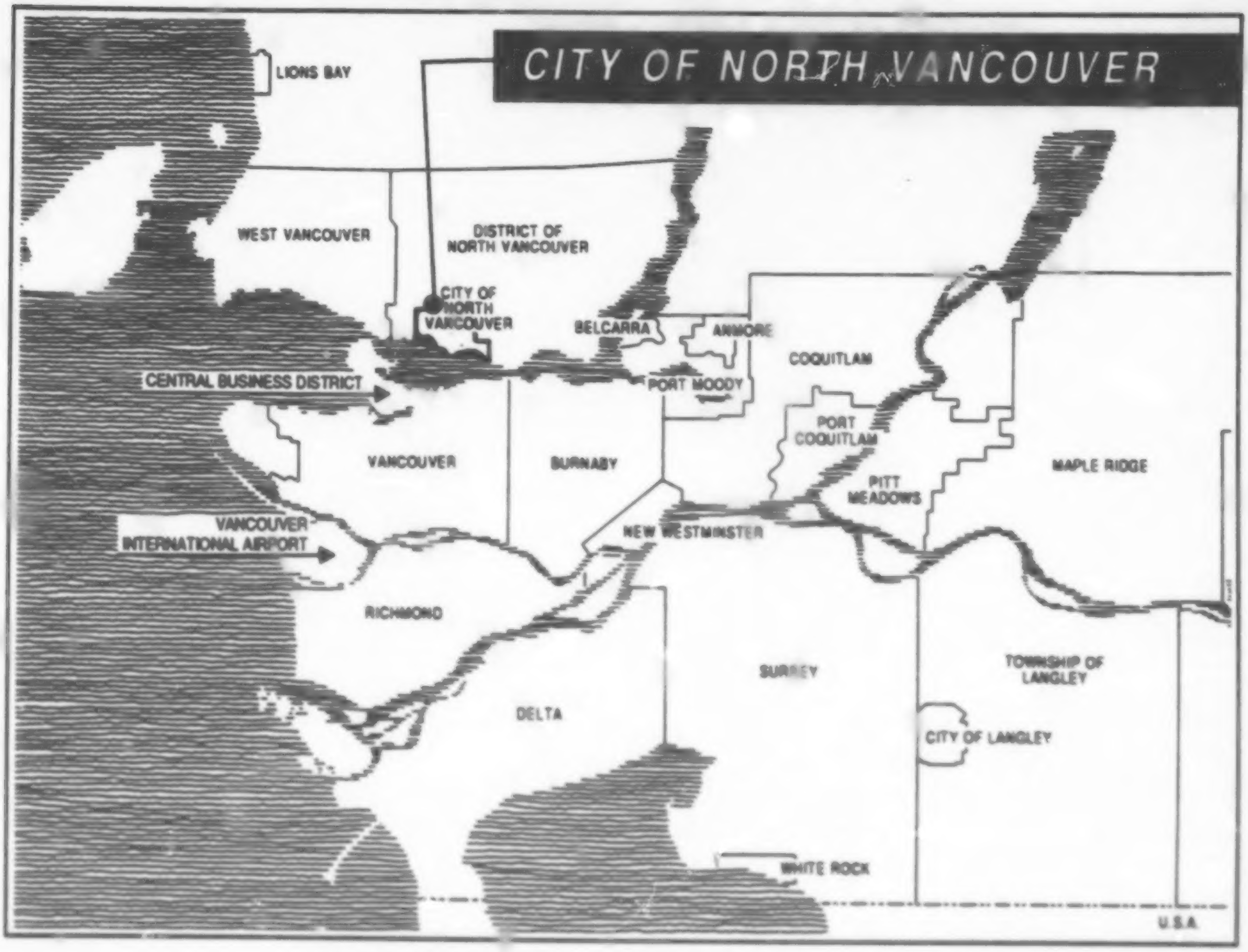
		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	43,585	2.7%
1986	39,972	2.9%
1981	38,550	3.0%
1981-1991 (% Change)	13.1%	
HOUSEHOLDS		
Census		
1991	21,281	3.5%
1986	19,415	3.6%
1981	18,200	3.8%
1981-1991 (% Change)	16.9%	
Housing Starts		
1992 (June)	178	2.1%
1991	381	2.6%
PERSONAL INCOME (Census)		
1986 Average	$19,101	86.4%
1986 Total Income	$763,505,172	2.5%
1986 LABOUR FORCE (Census)	21,379	2.8%
1986 EMPLOYMENT (Census)	22,508	3.5%
1991 BUSINESS LICENCES	2,250	2.3%
1991 PROPERTY ASSESSMENT		
Residential	$2,275,013,528	2.3%
Major Industry	$88,307,572	7.4%
Light Industry	$47,331,700	4.3%
Business	$483,209,000	2.1%
1991 BUILDING PERMIT VALUES		
Residential	$63,266,596	3.0%
Industrial	$3,121,285	1.3%
Commercial	$36,488,609	10.1%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	4,670,516	4.0%
Office	1,773,441	3.3%
Retail	2,691,615	4.2%

For further information please contact:

Mary Pynenburg, City Planner
City of New Westminster
311 Royal Avenue
New Westminster, B.C., V3L 1H9

Telephone: (604) 521 3711 Fax: (604) 521 3895

CITY OF NORTH VANCOUVER



NORTH VANCOUVER CITY is the urban centre of Greater Vancouver's North Shore, located some eight kilometres (five miles) from downtown Vancouver.

Surrounded on three sides by the District of North Vancouver and on the fourth by Burrard Inlet, the City is a mix of specialty shopping, a key transportation node, and a major maritime centre. The City of North Vancouver, along with the District of North Vancouver and the District of West Vancouver share the geographic area known as Vancouver's North Shore.

So much more on Vancouver's North Shore

North Vancouver City boasts an employment amount that exceeds the resident labour force. Indeed, the North Shore Region is one of only two regions in Greater Vancouver where future employment is projected to grow at a faster rate than population growth. Historically, the City core was the first North Shore area to develop as a service area for the burgeoning pre World War I logging and sawmilling operations set up on the North Shore. Access in the late 1800's and early 1900s was limited to boats and a ferry system. Lonsdale Avenue, the present main north-south connector, maintains its role as a major transportation connector and a significant economic area. Recent work with heritage buildings in the area indicate that there are significant opportunities to develop business opportunities while working with a highly valued historical content.

The City's Regional Perspective

In the Greater Vancouver context, North Vancouver City is recognized as a Regional Town Centre and as a comparatively dense distinct city core in the North Shore context. Hence [illegible] B.C. Transit's Seabus, the high speed waterborne transit system to downtown Vancouver, the adjacent Lonsdale Quay Public Market and Waterfront Park, the City is a major access point for commuters during the week and tourists all year round.

Industrial Opportunities

Maritime industry has and continues to be a substantial portion of the City's economy. Shipbuilding firms, tug operations, and many ancillary and specialized firms provide a base for a significant portion of the trade and commerce of the Vancouver Port Corporation. As a result, two railways, B.C. Rail and C.N. Rail are also located on the North Shore.

The Pacific Marine Training Institute, an international training facility for marine industry, hazardous materials, and new technologies is located in the Lower Lonsdale area in a new sole use facility on the waterfront and adjacent to waterfront park. PMTI's market area for drawing students is the entire globe.

The City also has a growing technology sector represented by developments such as North Shore Studios, the largest movie studio in Canada, and a large number of software, specialized manufacturing, and related firms. These informal business park areas have become a technology enclave supporting a number of highly niched world class firms. A recent survey of North Shore technology firms has indicated that over three hundred firms are located on the North Shore.

These high demand business and industrial park locations still have room for growth especially for marine-oriented technology firms, firms servicing industrial waterfront users, environmental ventures, and manufacturers of uniquely niched products.

Retail and Commercial Opportunities

Existing retail development provides a wide variety of options from the City's major shopping centre, Capilano Mall, to area developments along major roadways, such as Marine Drive, Lower and Central Lonsdale,and the unique Lonsdale Quay Public Market on the waterfront at the foot of Lonsdale.

Lower and Central Lonsdale are also major office cores containing larger development such as headquarters for the Insurance Corporation of British Columbia and B.C. Rail. A wide selection of commercial space from simple packaged offices to first class head office space is available. CentralLonsdale is a medical and related, and professional services core. Lions Gate Hospital, which serves the whole North Shore, is located in CentralLonsdale.

There are several large projects planned within the City that mix residential, commercial, and retail uses near the core areas. Many opportunities also exist in existing commercial and retail sites. Example include specialty medical and related services and facilites in Central Lonsdale, specialty retailers in Lower Lonsdale, avariety of services and retail pace along Marine Drive, andmall oriented office and retail spce in Capilano Mall.

A Unique Range of Opportunities

The City of North 'ancouver trading area also icludes that of the District of Nrth Vancouver and the Districof West Vancouver. Manyirms consider the wholeNorth Shore as their 'site'. Thisunique commercial 'next door nighbour' relationship resultin a wider range of markets, business locations, housing pportunities, and ranges of srvices that are not available inother suburban municipalitis of similar size.

***So much more
on Vancouver's Nrth Shore!***

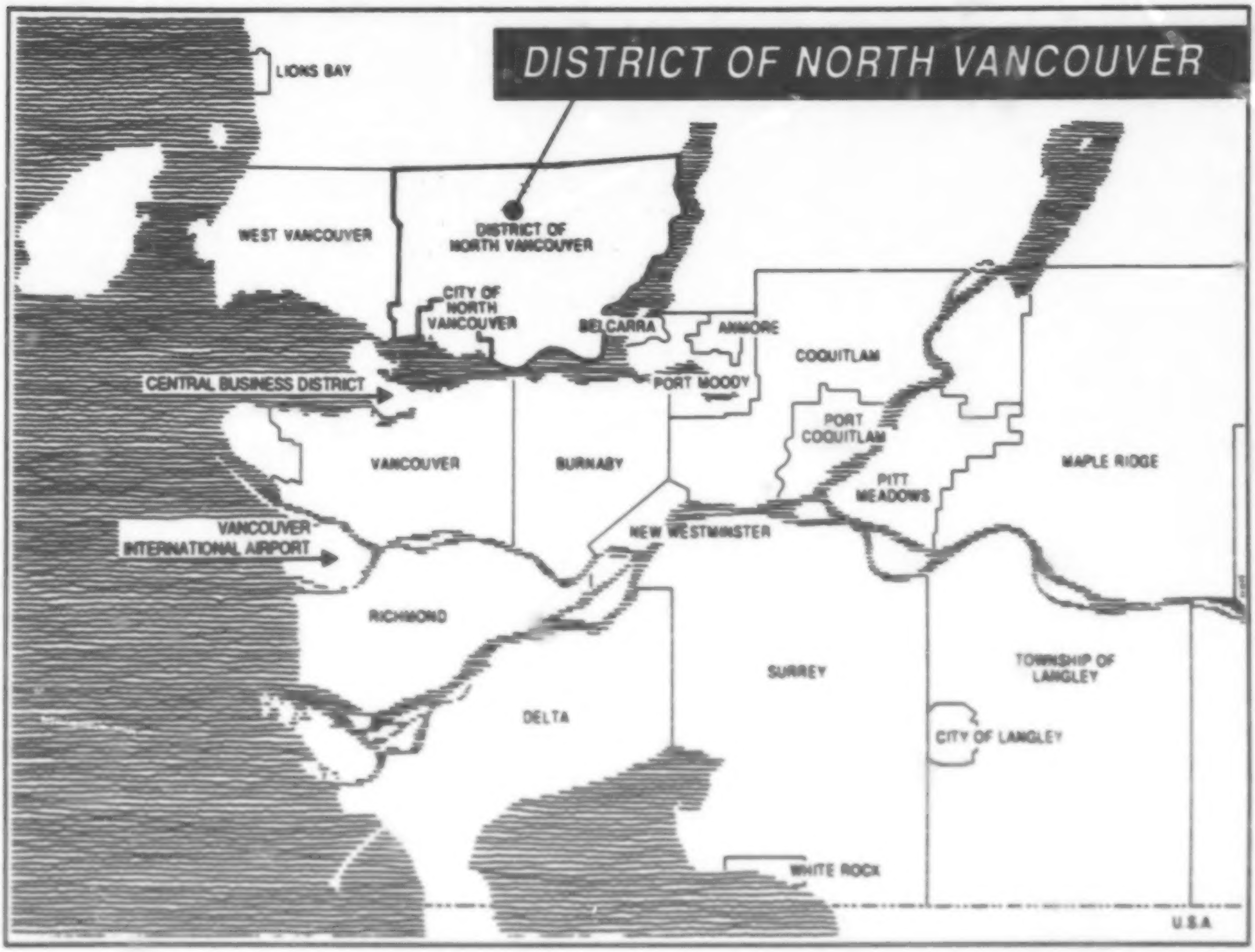
CITY OF NORTH VANCOUVER

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	38,436	2.4%
1986	35,698	2.6%
1981	33,952	2.7%
1981-1991 (% Change)	13.2%	
HOUSEHOLDS		
Census		
1991	18,321	3.0%
1986	17,090	3.2%
1981	16,175	3.4%
1981-1991 (% Change)	13.3%	
Housing Starts		
1992 (June)	120	1.4%
1991	108	0.7%
PERSONAL INCOME (Census)		
1986 Average	$23,707	107.3%
1986 Total Income	$846,292,486	2.8%
1986 LABOUR FORCE (Census)	22,294	2.9%
1986 EMPLOYMENT (Census)	20,614	3.2%
1991 BUSINESS LICENCES	3,548	3.7%
1991 PROPERTY ASSESSMENT		
Residential	$2,099,467,350	2.1%
Major Industry	$150,380,639	12.6%
Light Industry	$9,011,900	0.8%
Business	$618,765,500	2.7%
1991 BUILDING PERMIT VALUES		
Residential	$9,017,575	0.4%
Industrial	$6,611,100	2.8%
Commercial	$2,716,640	0.8%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	1,964,301	1.7%
Office	1,573,292	3.0%
Retail	2,171,643	3.4%

For further information please contact

Bonnie Pyplacz
North Shore Economic Development Commission
148 East 2nd Street
North Vancouver, B.C.
V7L 1C3
Telephone: (604) 984 3580 Fax: (604) 984 3563

DISTRICT OF NORTH VANCOUVER



THE DISTRICT OF NORTH VANCOUVER covers a largely residential and forested area along the mountainsides on the North Shore of the Burrard Inlet.

So much more on Vancouver's North Shore

The largest of the three North Shore municipalities, North Vancouver District is located across Burrard Inlet to the north of the City of Vancouver. The District of North Vancouver, the City of North Vancouver and the District of West Vancouver share the geographic area known as Greater Vancouver's North Shore.

In the late 1800s, the District of North Vancouver was formed, with the City of North Vancouver incorporating in 1907. While the city contained what was the 'urban' core, the district contained the vast expanse of forest land, farms, and logging and sawmilling operations that surrounded the city. Today the District of North Vancouver is a mainly residential community with a number of neighbourhood retail/commercial centres, all levels of industrial development, and still with substantial land available for residential development.

With its start as a forested parklike area, the District of North Vancouver has maintained its roots with many alpine attractions, rushing rivers, and spectacular canyons.

The District's Regional Perspective

From a Greater Vancouver context, the District of North Vancouver rates as one of the most highly desired residential areas providing immediate commuting access to downtown Vancouver and Burnaby, and counter rush flow traffic to other more suburban municipalities. Housing stock is varied with newer developments providing a forested parkland setting. With the availability of recreational skiing only minutes away, North Shore residents can finish work, ski or play tennis in the immediate area, and still arrive home for dinner.

Industrial Development

Industrial development has tended to be port related on and near the waterfront, but with smaller industrial neighbourhoods that harbour a variety of businesses from world class technology firms to precision machinists to auto body shops. A recent survey of North Shore based technology firms indicates that approximately 76% of the 350 now located here, chose the North Shore because it is an extremely desirable residential area.

There is a variety of industrial/office space available within several different areas. Future planned developments include the Maplewood area, east of the Second Narrows Bridge, where there are plans for the development of a light industrial and business park. The present high demand for such a park on the North Shore points to the guaranteed success of this strategic development.

The District of North Vancouver is accessible by both the Lion's Gate Bridge and the Second Narrows Bridge, the latter of which is designated for heavier commercial traffic use. The Trans Canada Highway follows through the District from the Second Narrows Bridge to the west to the City of North Vancouver, the District of West Vancouver.

Opportunities for new industrial ventures will focus upon marine related firms, technology companies, services to waterfront industrial users, and industrial and marine consulting services, and specialized small manufacturing. With the development of the Maplewood business park area and its exceptionally close road access to Vancouver and Highway 401, significant proposals to broaden the economic base of the District are expected.

Retail and Commercial Development

Retail and commercial development is concentrated in a number of 'village' centre areas such as Edgemont, Lynn Valley, Queensbury, and Deep Cove. There is also significant development along the Marine Drive corridor that connects the three North Shore municipalities. Further development will continue with the expansion of residential development east of the Second Narrows bridge, and infill opportunities are available in existing centres.

Residential Component

The District owns a substantial amount of land which is proposed for future residential and attendant retail and commercial developments. Longer term future plans project for new populations almost doubling the District's present population.

The resident population is relatively affluent and well educated. A significant percentage work in professional or managerial occupations and many commute the fifteen to twenty minute travel time to downtown Vancouver. The North Shore is one of only two regions in Greater Vancouver where future employment is projected to grow at a faster rate than population growth.

A Unique Range of Opportunities

The District of North Vancouver trading area also includes the City of North Vancouver and the District of West Vancouver. Many firms consider the whole North Shore as their site. This unique commercial 'next door neighbour' relationship results in a wider range of markets, business locations, housing opportunities, and ranges of services that are not available in other suburban municipalities of similar size.

So much more on Vancouver's North Shore!

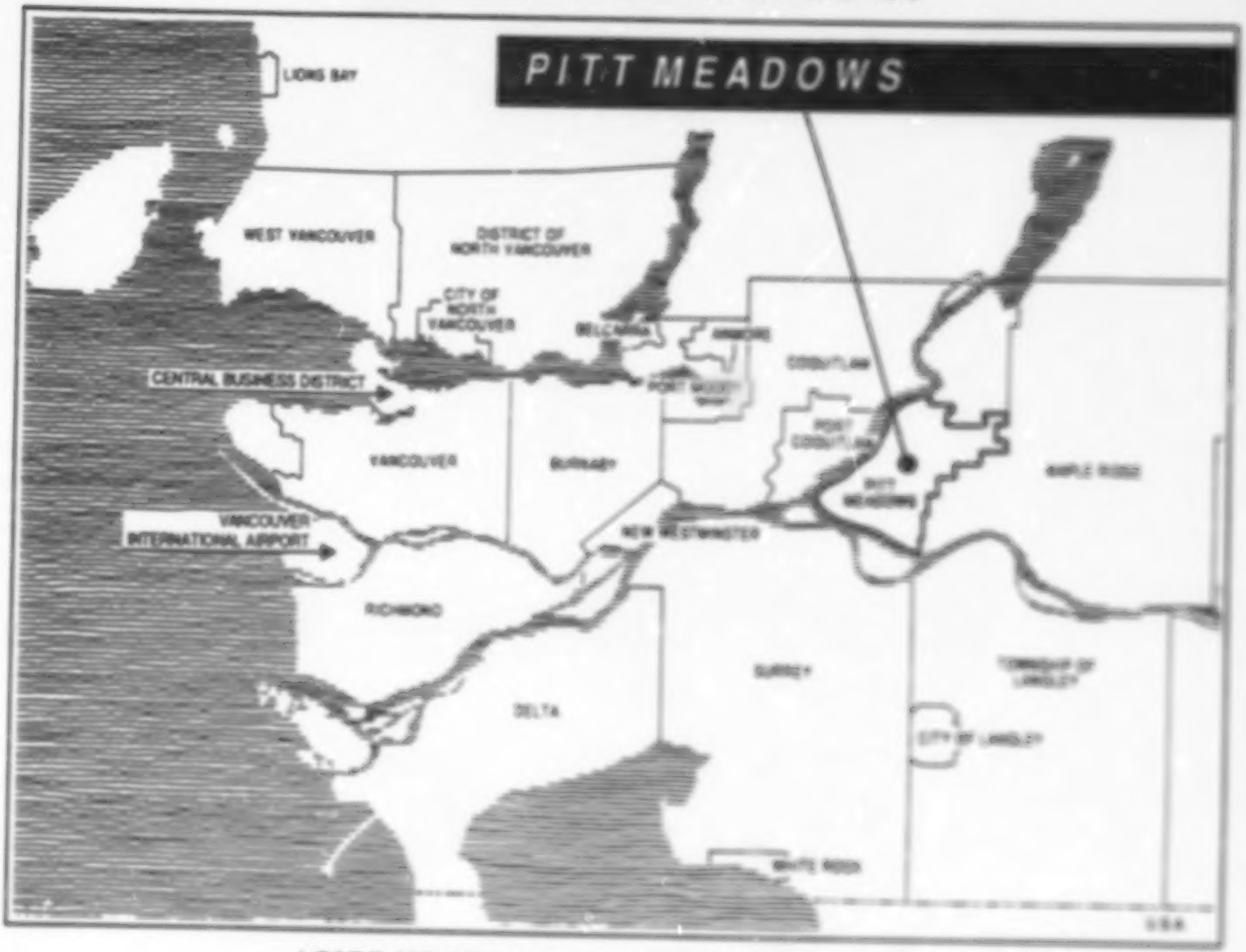
DISTRICT OF NORTH VANCOUVER

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	75,157	4.7%
1986	68,241	4.9%
1981	65,367	5.2%
1981-1991 (% Change)	15.0%	
HOUSEHOLDS		
Census		
1991	26,073	4.3%
1986	23,405	4.4%
1981	21,955	4.6%
1981-1991 (% Change)	18.8%	
Housing Starts		
1992 (June)	161	1.9%
1991	554	3.8%
PERSONAL INCOME (Census)		
1986 Average	$23,707	107.3%
1986 Total Income	$1,617,789,387	5.3%
1986 LABOUR FORCE (Census)	39,895	5.3%
1986 EMPLOYMENT (Census)	15,124	2.4%
1991 BUSINESS LICENCES	3,840	4.0%
1991 PROPERTY ASSESSMENT		
Residential	$5,159,661,354	5.1%
Major Industry	$135,077,078	11.3%
Light Industry	$18,068,300	1.6%
Business	$457,411,280	2.0%
1991 BUILDING PERMIT VALUES		
Residential	$66,939,000	3.1%
Industrial	Not Available	Not Available
Commercial	$8,749,000	2.4%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	2,755,614	2.3%
Office	408,153	0.8%
Retail	2,285,682	3.6%

For further information please contact

Bonnie Pyplacz
North Shore Economic Development Commission
148 East 2nd Street
North Vancouver, B.C.
V7L 1C3
Telephone: (604) 984 3580 Fax: (604) 984 3563

PITT MEADOWS



Gateway to the Fraser Valley

PITT MEADOWS is the first municipality encountered when travelling the north side of the Lower Fraser Valley. Pitt Meadows is situated on the north side of the Fraser River between Port Coquitlam and Maple Ridge, located 31 kilometres from Vancouver. It is bounded by the Alouette River to the north, the Fraser River to the south and the Pitt River to the west. Topographically, Pitt Meadows consists of 9,000 acres of lowland meadows and 1,000 acres of highland where the urban centre is situated off the Lougheed Highway. In area, Pitt Meadows is 51.5 square kilometres, 60% of which is devoted to the principal activity in the community, agriculture. Pitt Meadows has grown dramatically since 1986, with a growth rate ranging between 3-5% per annum, estimates for 1992 indicate that the population is approximately 11,500.

Economic Structure

Pitt Meadows is an energetic young community that is coming on strong. Forest products are a major resource sector with lumber and shake mills located along the Fraser River. The Fraser River also supports a commercial fishery. Agriculture has become a sustainable industry, vital to the area and its residents. Pitt Meadows farmers grow a variety of crops but are most famous for specialty crops such as blueberries, cranberries, raspberries and strawberries. Greenhouse growing and nursery stocks of trees, shrubs and flowers are a big business because of ideal growing conditions. The dairy farmers produce substantial amounts of raw milk for the dairy industry.

Other farms support a wide variety of livestock such as beef, pigs, horses, sheep, goats, chickens and turkeys. Small manufacturing companies which supply such diverse products as plastic containers, soaps and detergents, rubber mats and wooden roof trusses have been attracted to Pitt Meadows and more service industries are on the way.

In the Official Community Plan approximately 387 acres are designated as industrial, with some 173 acres still vacant and 182 acres presently being used for non-industrial purposes. Primary manufacturing is the only type of industry being performed on industrial land in the community. The vacant and non-industrially utilized land represents a vast and yet untapped source for new industries to relocate to this municipality.

Pitt Meadows Airport

The Pitt Meadows Airport is the only airport in the Fraser Valley that is located on the north side of the Fraser River and, therefore, serves a wider user population of over 200,000 people. It is situated within the municipal boundaries of Pitt Meadows and is less than 2 kilometres from the business core of the community. Set on 280 hectares of land, it is owned and operated by the Airport Authority Group of Transport Canada.

Pitt Meadows Airport is one of the busiest airports in the province in terms of the take-offs and landings of aircraft. Strategically located between two industrial parks, it boasts three paved runways, the longest of which is 1,310 metres (4,300 feet) in length, which allows all but the largest corporate jets access to the community. Full seaplane access and facilities are available on the Fraser River - a designated deep-sea port, on he south side of the airport. Presently, there are two flying schools, one aircraft and three helicopter companies offering full charter services. Present development plans include scheduled commuter airline service, terminal facilities, Canada Customs and a restaurant and dining lounge. Full maintenance facilities from upholstery and painting through to complete engine overhaul and avionics are available from established airport businesses.

Pitt Meadows has much to offer a potential investor or resident. The District welcomes business and investment proposals. The Pitt Meadows Chamber of Commerce actively promotes tourism, trade and commerce to enhance the economic, civic and social well-being of the community. Additionally, there is an ample supply of residential, commercial and industrial land. Demand for homes in a rural setting has made this municipality one of the most desirable housing locations in the Fraser Valley. Since 1984, the value of building permits has risen, on average, by 55% per year.

Urban and Recreational Amenities

Pitt Meadows has many excellent schools, a new library, churches, health care facilities and affordable housing. This municipality is also endowed with natural topography and physical features which provide for a wide variety of activities such as boating, canoeing, water-skiing, fishing, swimming, bird-watching, cycling, walking and horseback riding.

For those people who don't like big cities, quiet pastoral Pitt Meadows has a lot to offer.

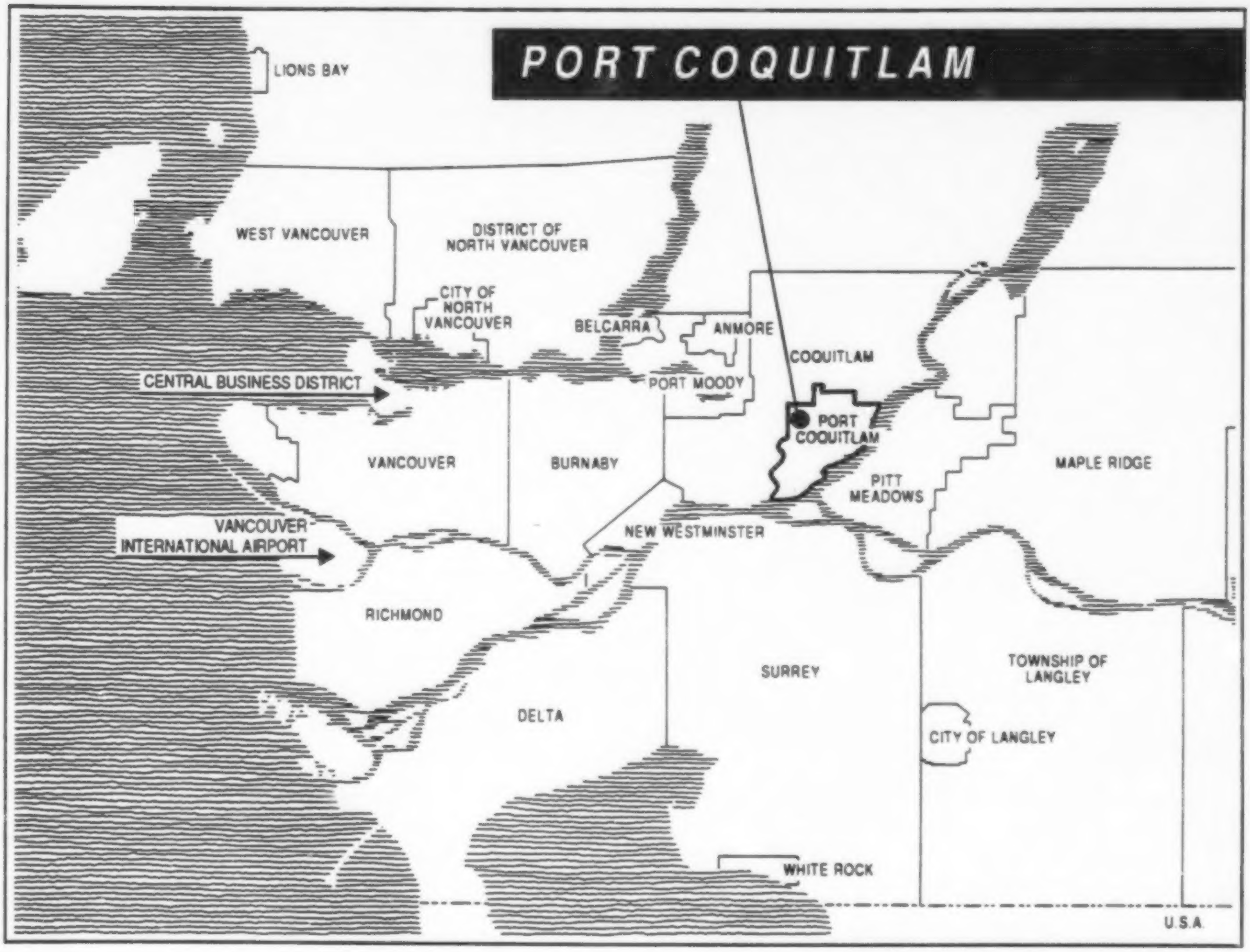
PITT MEADOWS		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	11,147	0.7%
1986	8,004	0.6%
1981	6,209	0.5%
1981-1991 (% Change)	79.5%	
HOUSEHOLDS		
Census		
1991	3,728	0.6%
1986	2,665	0.5%
1981	2,015	0.4%
1981-1991 (% Change)	85.0%	
Housing Starts		
1992 (June)	175	2.1%
1991	149	1.0%
PERSONAL INCOME (Census)		
1986 Average	Not Available	Not Available
1986 Total Income	Not Available	Not Available
1986 LABOUR FORCE (Census)	4,070	0.5%
1986 EMPLOYMENT (Census)	1,298	0.2%
1991 BUSINESS LICENCES	1,639	1.7%
1991 PROPERTY ASSESSMENT		
Residential	$461,974,450	0.5%
Major Industry	$7,379,882	0.6%
Light Industry	$6,726,700	0.6%
Business	$26,682,564	0.1%
1991 BUILDING PERMIT VALUES		
Residential	Not Available	Not Available
Industrial	Not Available	Not Available
Commercial	Not Available	Not Available
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	Not Available	Not Available
Office	Not Available	Not Available
Retail	Not Available	Not Available

For further information please contact:

Ken Wiesner, Administrator
District of Pitt Meadows
12007 Harris Road, Pitt Meadows, B.C., V3Y 2B5

Telephone: (604) 465 5454
Toll Free: (604) 524 0511
Fax: (604) 465 5445

PORT COQUITLAM



Easy Access and Affordable Land for Industry

PORT COQUITLAM is located approximately 30 minutes from downtown Vancouver. The City of Port Coquitlam is ideally suited for a variety of types of industrial and commercial development.

Bordered by the Coquitlam and Pitt Rivers and backed by majestic mountains to the north, the City also offers one of the finest living and recreational environments on the Lower Mainland of British Columbia.

Home to over 36,000 residents, the City has a labour force of over 19,000 and provides employment for some 17,000 people in a wide variety of professional, service, commercial and industrial activities. The City infrastructure includes rail, water and trucking terminals as well as excellent housing, health, educational and other community facilities.

Typical of the variety of enterprise located in the City are the CP Rail marshalling yards, Western Assembly International Services, Scott Poultry, Ellett Copper & Brass Ltd., and the International Submarine Research Company.

Opportunities for commercial growth and investment are attractive and the new Stacey's Furniture neighbourhood mall and the proposed Intrawest Home Centre at the intersection of Lougheed Highway and Shaughnessy Street is typical of the style and quality of the City's continued and rapid growth.

Expansion of single family and apartment housing has been impressive and the City now includes over 12,000 homes. Over 80 percent of these residences are owner-occupied and they range from exclusive detached homes to economical multiple dwelling condominium units.

A wealth of recreational and sports programs are available for all age groups as are opportunities for outdoor activity in the Nature Reserve area, the PoCo Trail and the City's well maintained neighbourhood parks.

With a rapidly growing population and a well established commercial and industrial base, the City of Port Coquitlam is well positioned to accommodate new investment in housing, retailing, manufacturing, service and other activities.

Economic Strengths

Council is committed to constructive and progressive development and every assistance is extended to those who share the City's positive approach to growth.

The City of Port Coquitlam is in the centre of the Greater Vancouver urban region, which has a population of 1.6 million and is the largest metropolitan centre in Western Canada. The region has superb deepwater port and airport facilities.

Our attractive community, reasonable land prices, accessibility and rail service have enabled us to become an important light industrial and manufacturing location in Greater Vancouver. We're close enough for easy access, but far enough away to have affordable land for industry and affordable housing in attractive settings for employees. The tax incentives of the provincial-municipal partnership program are available in Port Coquitlam.

Over 100 manufacturers have already chosen to be in Port Coquitlam. These include specialized firms in the machinery and metal products industry and high-tech firms such as International Submarine Engineering.

CP Rail has its Vancouver regional marshalling yards and truck terminal operations in Port Coquitlam, making us a major transportation centre. We offer excellent access to Highway 7 (Lougheed) and Highway 1 (TransCanada), via the new Mary Hill Bypass.

Port Coquitlam has more manufacturing firms and production employees than any other community in the subregion. Most are involved in metal fabrication or high-tech manufacturing. There is also a concentration of firms in transportation-related fields.

From 1971 to 1981, employment in the Port Coquitlam subregion grew at about twice the rate of the Vancouver region as a whole. We enjoyed substantial increases in all sectors of the economy, particularly in light manufacturing, retail trade, business services and transportation. New and expanding companies set up facilities in the subregion during that time.

Why did these organizations choose Port Coquitlam? Here are some commonly cited reasons:

- A large and growing consumer market
- A central location for the Lower Mainland
- Accessibility
- Low rental costs
- The availability of space
- Little competition
- A pleasant community atmosphere
- The availability of low-cost suppliers and support services
- A well-planned commercial/industrial area

Port Coquitlam includes three major industrial areas, with sites available for immediate development, and a 109 ha (270 acre) parcel set aside for future industrial use:

- The Mary Hill Industrial Estate contains serviced land in a wide range of parcel sizes. The park is served by rail and offers easy access to Highways 1 and 7.

- The Davies Industrial Park offers smaller sites in a mixed commercial/industrial area.

- The Meridian Industrial Park is a new 60 acre park with a variety of industrial tenants, warehouses, specialized manufacturing and offices. The park is located beside the Mary Hill Bypass and along the Pitt River with easy access to the river and Highways 1 and 7.

- The Dominion Industrial Reserve has been set aside for long-term use and is now being looked at by the City for development in the near future.

Land use in Port Coquitlam is guided by a Community Plan that encourages economic and industrial development. The municipality has re-written and streamlined its industrial zoning bylaw. Property tax relief incentives are available under the provincial-municipal partnership program.

City of Port Coquitlam Industrial Development Strategy

An economically healthy and growing industrial sector enhances a community by creating jobs, providing economic stability, and paying taxes that contribute to community services. The City of Port Coquitlam wishes to enhance its prospects for industrial development by taking positive steps to encourage growth and by removing unnecessary obstacles that may have discouraged industrial development in the past.

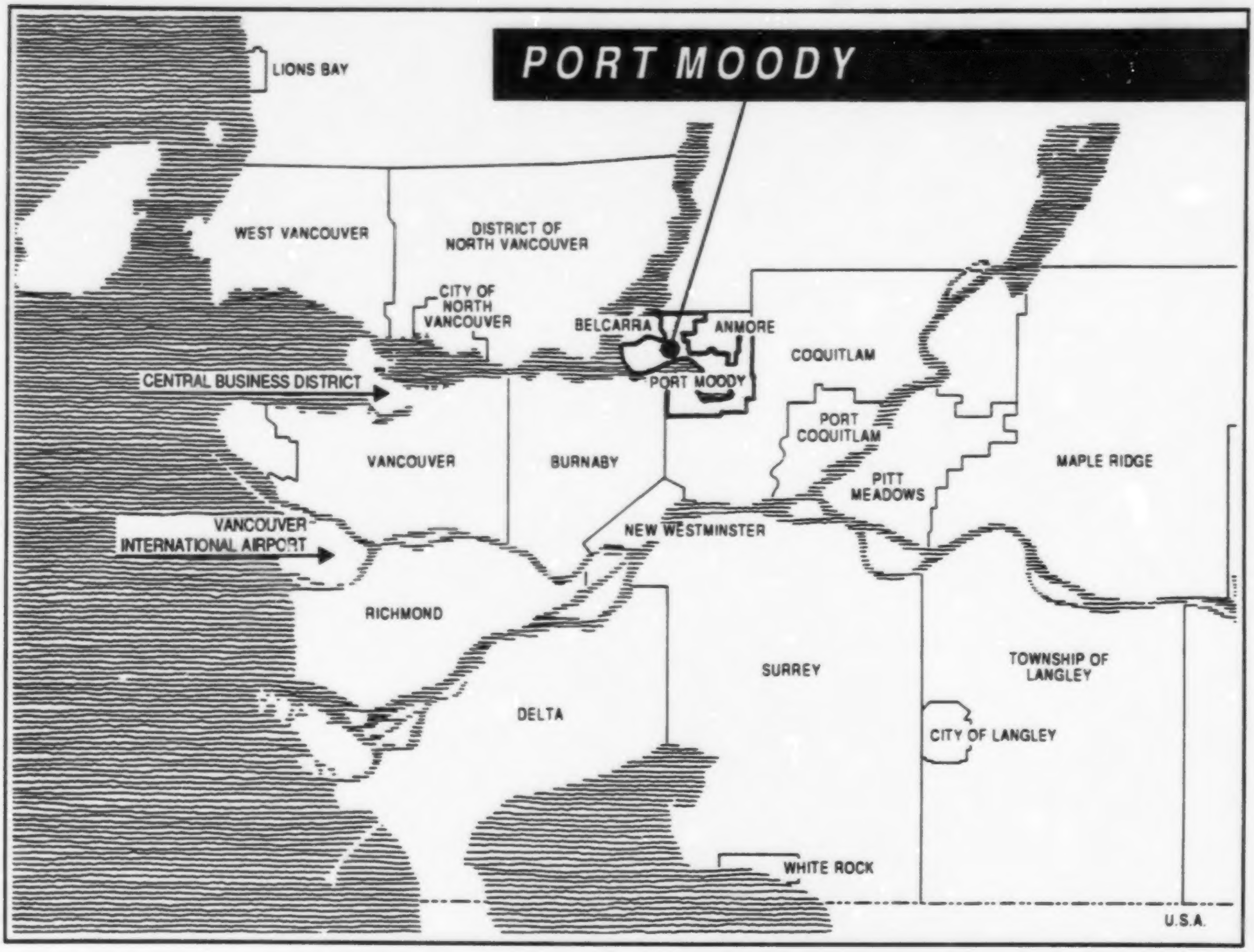
PORT COQUITLAM		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	36,773	2.3%
1986	29,115	2.1%
1981	27,535	2.2%
1981-1991 (% Change)	33.6%	
HOUSEHOLDS		
Census		
1991	12,130	2.0%
1986	9,350	1.8%
1981	8,550	1.8%
1981-1991 (% Change)	41.9%	
Housing Starts		
1992 (June)	211	2.5%
1991	695	4.7%
PERSONAL INCOME (Census)		
1986 Average	$20,810	94.2%
1986 Total Income	$605,883,150	2.0%
1986 LABOUR FORCE (Census)	15,630	2.1%
1986 EMPLOYMENT (Census)	8,417	1.3%
1991 BUSINESS LICENCES	1,797	1.9%
1991 PROPERTY ASSESSMENT		
Residential	$1,757,289,450	1.7%
Light Industry	$60,196,300	5.5%
Business	$199,025,200	0.9%
1991 BUILDING PERMIT VALUES		
Residential	$64,903,000	3.1%
Industrial	$1,045,000	0.4%
Commercial	$1,371,000	0.4%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	2,448,683	2.1%
Office	687,427	1.3%
Retail	961,675	1.5%

For further information please contact:

City of Port Coquitlam, Planning Department
2580 Shaughnessy Stree
Port Coquitlam, BC, V3C 2A8

Telephone: (604) 944-5442 Fax: (604) 944-5404

PORT MOODY



Surprising Port Moody

PORTMOODY At the eastern end of Burrard Inlet, 20 kilometres from downtown Vancouver, Port Moody is rapidly becoming a premier location for top quality housing.

The original West Coast terminus of the Canadian Pacific Railway in 1886, the City's industrial past is being rapidly overtaken by residential growth. Major single-family developments on the City's North Shore "Heritage Mountain" are under construction by several of the Lower Mainland's leading developers, including ParkLane Homes, United Properties and Barbican Properties.

Immediately adjacent to the City's major recreation facilities and Eagle Ridge Hospital, is a newly created development area for high-density residential, retail and office commercial development. Two proposals were approved in 1990 for Bosa Development Corporation and Kerkhoff Development Corporation for more than 2,000 high density dwellings and over 300,000 square feet of office and retail commercial floorspace. The developments, which emphasize an environmentally friendly and pedestrian orientation, include substantial public and private amenities for the enjoyment of City residents and visitors and reflect the high quality being sought by the City for this newly emerging area. Lands within this development area are planned to generate some 5,000 housing units.

The attraction for these developers and the residents of Port Moody comes from the beautiful setting overlooking Burrard Inlet, including the City's 150 acre

Foreshore Park encircling the end of the Inlet. The waterfront, combined with the backdrop of forested hills and mountains, the several heavily treed ravines and escarpment areas, combine to create a treed setting for the new homes being built.

The City of Port Moody is geared towards promoting first class residential development of all types and welcomes enquiries from developers interested in innovative and original designs, those which emphasize quality and lifestyle and particularly where significant tree preservation can be achieved.

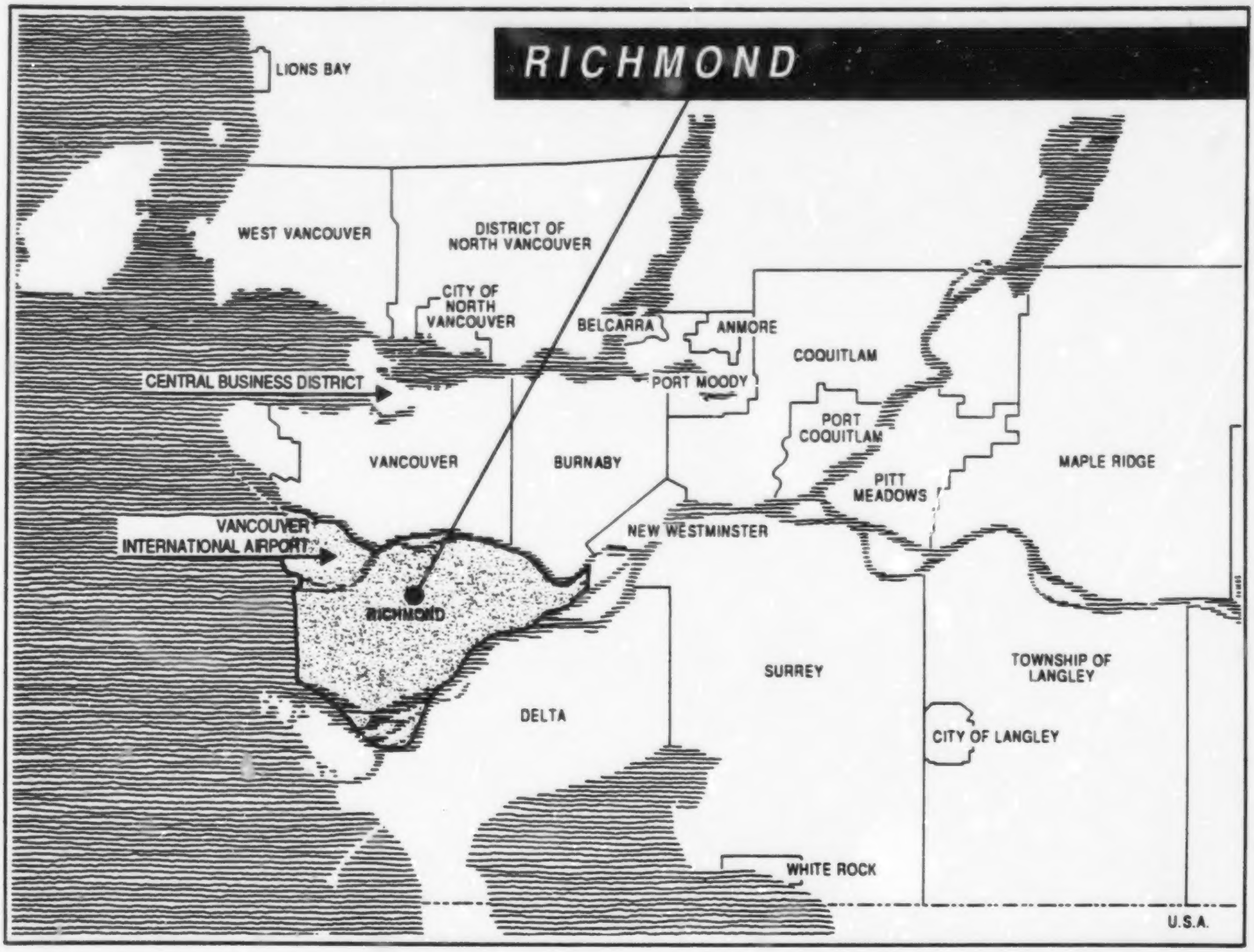
Visit Port Moody and experience our new recreational pier, walk the trail around the head of Burrard Inlet; enjoy a meal at one of our first rate restaurants, explore the old town centre; drive through the new housing developments on Heritage Mountain and take the time to tour the 4,000 acres of Belcarra Regional Park and White Pine Beach at Sasamat Lake, to discover the attractions of this newly evolving residential community. You will be surprised!

PORT MOODY		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	17,712	1.1%
1986	15,948	1.2%
1981	14,917	1.2%
1981-1991 (% Change)	18.7%	
HOUSEHOLDS		
Census		
1991	6,201	1.0%
1986	5,426	1.0%
1981	4,990	1.0%
1981-1991 (% Change)	24.3%	
Housing Starts		
1992 (June)	153	1.8%
1991	191	1.3%
PERSONAL INCOME (Census)		
1986 Average	$21,631	97.9%
1986 Total Income	$344,971,188	1.1%
1986 LABOUR FORCE (Census)	8,891	1.2%
1986 EMPLOYMENT (Census)	3,843	0.6%
1991 BUSINESS LICENCES	1,040	1.1%
1991 PROPERTY ASSESSMENT		
Residential	$922,877,181	0.9%
Major Industry	$122,088,207	10.2%
Light Industry	$8,730,900	0.8%
Business	$67,162,450	0.3%
1991 BUILDING PERMIT VALUES		
Residential	$30,251,931	1.4%
Industrial	$171,100	0.1%
Commercial	$1,605,000	0.4%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	2,096,895	1.8%
Office	145,211	0.3%
Retail	542,458	0.8%

For further information please contact:

L.T. Harrington
City Administrator,
City of Port Moody
2425 St. Johns St., P.O. Box 36
Port Moody B.C. V3H 3E1

Telephone: (604) 936-7211 Fax: (604) 936 9830



Impressive Record of Economic Development

RICHMOND The Garden City of Richmond, over the last thirty years, has developed into a balanced Municipality with an enviable mix of urban and rural uses. Distinguished in the Greater Vancouver area by its location, accessibility and livability, Richmond is also recognized as Canada's Gateway to the Pacific.

Located within twenty minutes from downtown Vancouver and the Canada/U.S. border (via Highway 99) and thirty minutes from the Trans Canada Highway (via Highway 91) Richmond's residents and businesses enjoy easy access throughout the Greater Vancouver area. In addition, the Vancouver International Airport in Richmond connects local businesses and Western Canada to virtually anywhere in the world in a matter of hours.

Growth has been particularly rapid in the last decade during which employment grew at twice the regional rate, business establishments increased by over 250% and population surpassed the 126,000 mark. Presently there are over 44,000 households in Richmond, with over 1,000 new housing units created annually.

Richmond's economy is very diverse and continues to diversify from the traditional base of farming and fishing. There are currently 84,000 jobs which in 1991 were distributed in the following industries: Primary industry 1.3%; Manufacturing 20.2%; Construction 3.7%; Transportation, Communication and Utilities 19.4%; Trade 23.2% Finance, Insurance and Real Estate 4.7%; Services 22.1% and Public Administration 5.6%.

Future expansion in the economy is expected to be in the commercial services, trade and light/industrial sectors.

Richmond is a leading manufacturing and distribution centre in Western Canada and industrial land use has more than doubled in the last decade. Currently there are over 6,000 licenced businesses in Richmond, of which over 600 are manufacturing firms. Some of the companies either headquartered or with major operations in Richmond are: Canadian Airlines International, Ebco Industries, MacDonald Dettwiler, Mobile Data International, London Drugs, Hughes Aerospace, B. C. Packers, Sony Canada, Toyota, Honda and many others.

In keeping with its impressive record of economic development, Richmond has benefited from public investment in a broad range of community facilities and services. These include an excellent network of elementary and secondary schools, Kwantlen College, Richmond General Hospital and a number of long term care facilities. Neighbourhood community centres, art galleries, libraries, theatres, indoor and outdoor swimming pools and ice rinks, as well as an outstanding range of public and private parkland and golf courses, complete the picture of this pleasant and progressive community.

Business Opportunities

1. Town Centre
Richmond's top priority for development is in the Town Centre area. Current planning is providing the foundation for significant change. Rapid transit is planned for the early 1990's, population densities are expected to increase and high-rise residential and commercial towers will be common features in the Richmond landscape. All the services and amenities of a thriving downtown are presently available. This, combined with less congestion, lower office rents and an international airport only 5 minutes away, provide Richmond's Town Centre with a tremendous opportunity to develop into a significant regional centre. Specific development opportunities include:

- Regional and head office locations;
- Mixed use developments;
- Finance, insurance and real estate;
- Retailing and trade;
- Hotels;
- Community and business services.

2. Tourism
Richmond is the third leading accommodation centre in British Columbia with over 2,000 hotel rooms. This industry accounts for about 6,500 jobs in the community. With the Vancouver International Airport in Richmond, freeway access, and the natural advantage of being surrounded by water, there are significant advantages for tourism development. Some of the specific opportunities for development include:

- Trade and convention centre;
- Hotels;
- River cruises;
- Recreation and leisure facilities;
- Resorts and destination facilities;
- Tourism support services.

3. Canada's Gateway to the Pacific – YVR
In 1991 over 9.1 million passengers used the Vancouver International Airport (YVR) and over 117,000 tonnes of air cargo were shipped. Plans for future development of this 1,480 hectare airport call for a new runway and terminal building expansion to take the Vancouver International Airport into the next century. With the emergence of the strong economies of the Pacific Rim countries, Vancouver's strategic location in the great-circle route equidistant from Asia and Europe, and comprehensive route network, opportunities for aviation related development at YVR look very positive for the future. Such opportunities include:

- Cargo and freight services;
- Ground handling and support services;
- Parts and composite manufacturing and repair;
- Air carrier bases;
- Terminal building retail and support services;
- Avionics and software.

4. Aerospace
Richmond is a recognized aerospace centre in Canada with firms such as MacDonald Dettwiler, Canadian Aircraft Products and Hughes Aerospace Canada. These firms are on the leading edge of research and development of systems and technology and provide services to such prestigous clients as NASA. Richmond is also strategically located so that local sub-contractors can access Boeing within two hours via Highway 99. In addition, all the skills required for a thriving aerospace industry are available from an existing labour force, local universities and technical schools.

5. Value Added Manufacturing
Richmond's more than 600 manufacturer's produce everything from "pizza crusts" to cyclatrons. Recent trends show that firms requiring access to international markets and to skilled labour are particularly drawn to Richmond. Consequently, Richmond is quickly becoming an important "high-tech" centre, but still retains a large base of the more traditional light industry. The following provides a listing of some opportunities for manufacturing:

- Electronics and telecommunications;
- Plastics and injection moldings;
- Fabricated steel;
- Value added food and beverage products;
- Transportation equipment;
- Aerospace.

6. East Richmond – Port and Industrial Development
Close to 400 hectares of industrial land is available in East Richmond for development. While the area is largely underdeveloped, it offers considerable flexibility for users with special needs. Easy access is provided from Highway 91. The Fraser River Harbour Commission owns the majority of this land, a total of 269 hectares which is available for deep sea port and industrial facilities. This "Fraser Richmond" site is located only 16 km from the mouth of the Fraser River, providing 3 km of shoreline for berths with a water depth of 12 metres.

RICHMOND

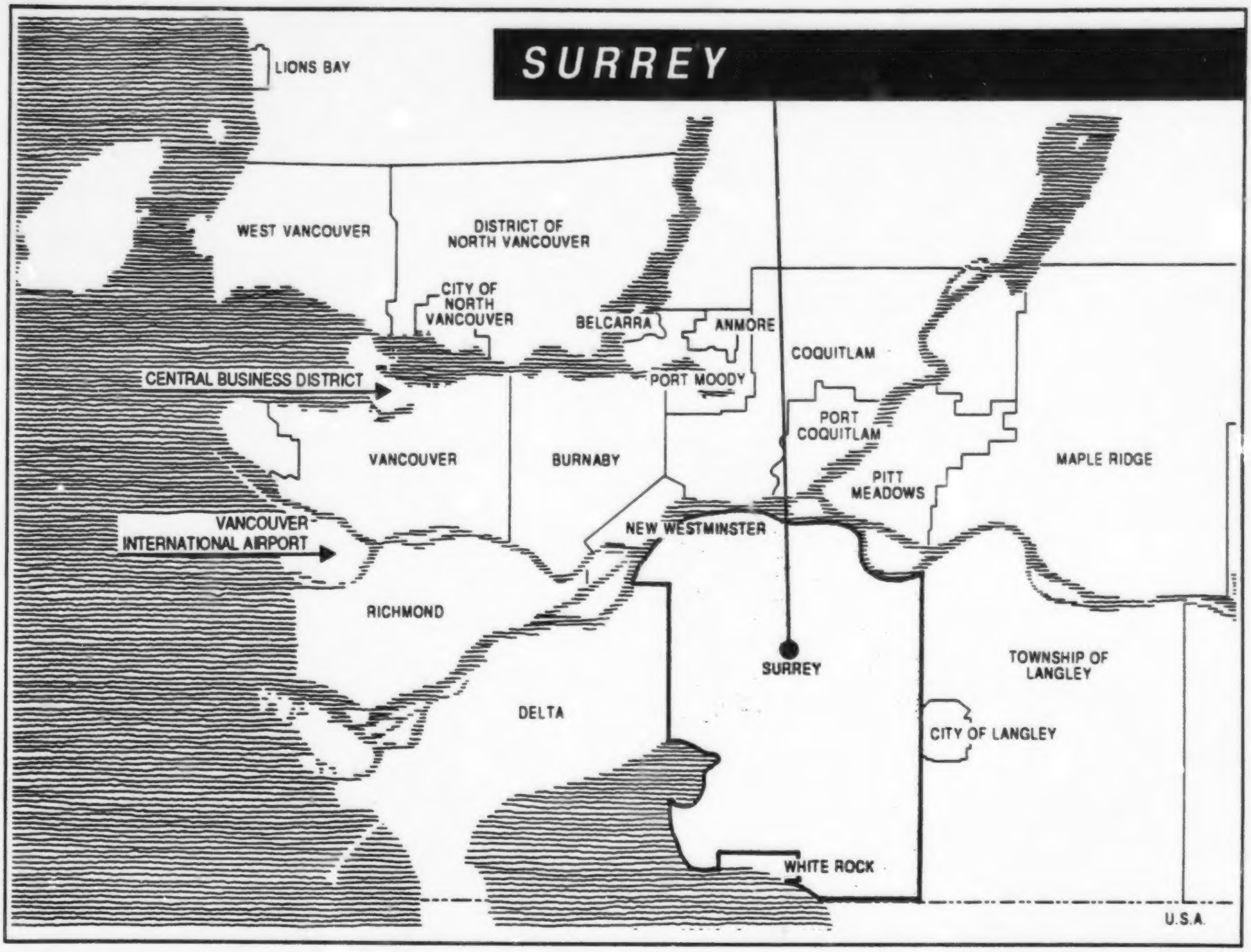
		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	126,624	7.9%
1986	108,492	7.9%
1981	96,154	7.6%
1981-1991 (% Change)	31.7%	
HOUSEHOLDS		
Census		
1991	44,700	7.3%
1986	38,120	7.2%
1981	32,320	6.8%
1981-1991 (% Change)	38.3%	
Housing Starts		
1992 (June)	790	9.5%
1991	998	6.8%
PERSONAL INCOME (Census)		
1986 Average	$22,262	100.7%
1986 Total Income	$2,415,248,904	7.9%
1986 LABOUR FORCE (Census)	62,004	8.2%
1986 EMPLOYMENT (Census)	55,794	8.8%
1991 BUSINESS LICENCES	8,754	9.0%
1991 PROPERTY ASSESSMENT		
Residential	$8,239,947,564	8.2%
Major Industry	$46,181,140	3.9%
Light Industry	$199,661,900	18.2%
Business	$2,482,618,681	10.7%
1991 BUILDING PERMIT VALUES		
Residential	$149,532,823	7.0%
Industrial	$26,800,959	11.5%
Commercial	$40,271,052	11.2%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	23,484,196	19.9%
Office	4,843,675	9.1%
Retail	4,892,522	7.6%

For further information please contact:

Lino Siracusa
Manager, Economic Development
City of Richmond
6911 No. 3 Road, Richmond B.C. V6Y 2C1

Telephone: (604) 276 4133 Fax: (604) 278 5139

SURREY



SURREY, the fastest growing Municipality in British Columbia, is also one of the largest encompassing almost 130 square miles (80,000 acres). Bounded by the Fraser River on the north, the Pacific Ocean on the west and the State of Washington on the south, Surrey offers a choice of lifestyle as varied as its many opportunities for business and industrial growth.

We invite you to Come Grow With Us.

With a population increase from 116,600 in 1976 to 245,173 in 1991, a growth rate averaging 5% per year, Surrey has become the second most populous community in the Province. In order to provide a planned approach to future development and growth, Surrey adopted a new Official Community Plan in 1983. Surrey's 'town centre' concept has identified a number of communities — Whalley, Guildford, Newton, Fleetwood, Cloverdale and South Surrey. Each 'town centre' has a major commercial node and public recreation facilities, surrounded by residential development. Each community will be encouraged to retain its own unique and distinctive character.

Commercial activity is keeping pace with the rapid growth in residential development in every town centre. The announcement that Skytrain will be extended to Whalley in 1993, will encourage the redevelopment of the Whalley core into high density commercial and residential development. It is anticipated that the Whalley/Guildford area will become the regional downtown of the Fraser Valley.

Rapid growth has been occurring in Surrey's industrial areas as well. With access to five major highways, four railways, the

Canada/US border and deep sea shipping facilities, Surrey's industrial areas are strategically located. The industrial areas of Port Kells, Newton, Bridgeview and Cloverdale have been the focus of a multitude of new industrial construction and have seen the establishment of many new business enterprises. In South Westminster, plans are underway for a major expansion of the Fraser/Surrey Docks.

In keeping with the growth in other areas, schools and parks are being constructed continuously. The Kwantlen College Surrey campus in Newton is now operational. Well-developed recreational areas such as the Newton, Whalley and Cloverdale Athletic Parks and Bear Creek Park offer year-round sports facilities. The Surrey Arts Centre, with its Class 'A' Art Gallery offers a continuing calendar of cultural events and theatrical presentations.

More than the largest Municipality in the Lower Mainland of British Columbia, Surrey is a growing place, with place to grow. Diverse, rich, and ripe with potential for new families and new business. You will find a personal visit persuasive.

We invite you to Come Grow With Us.

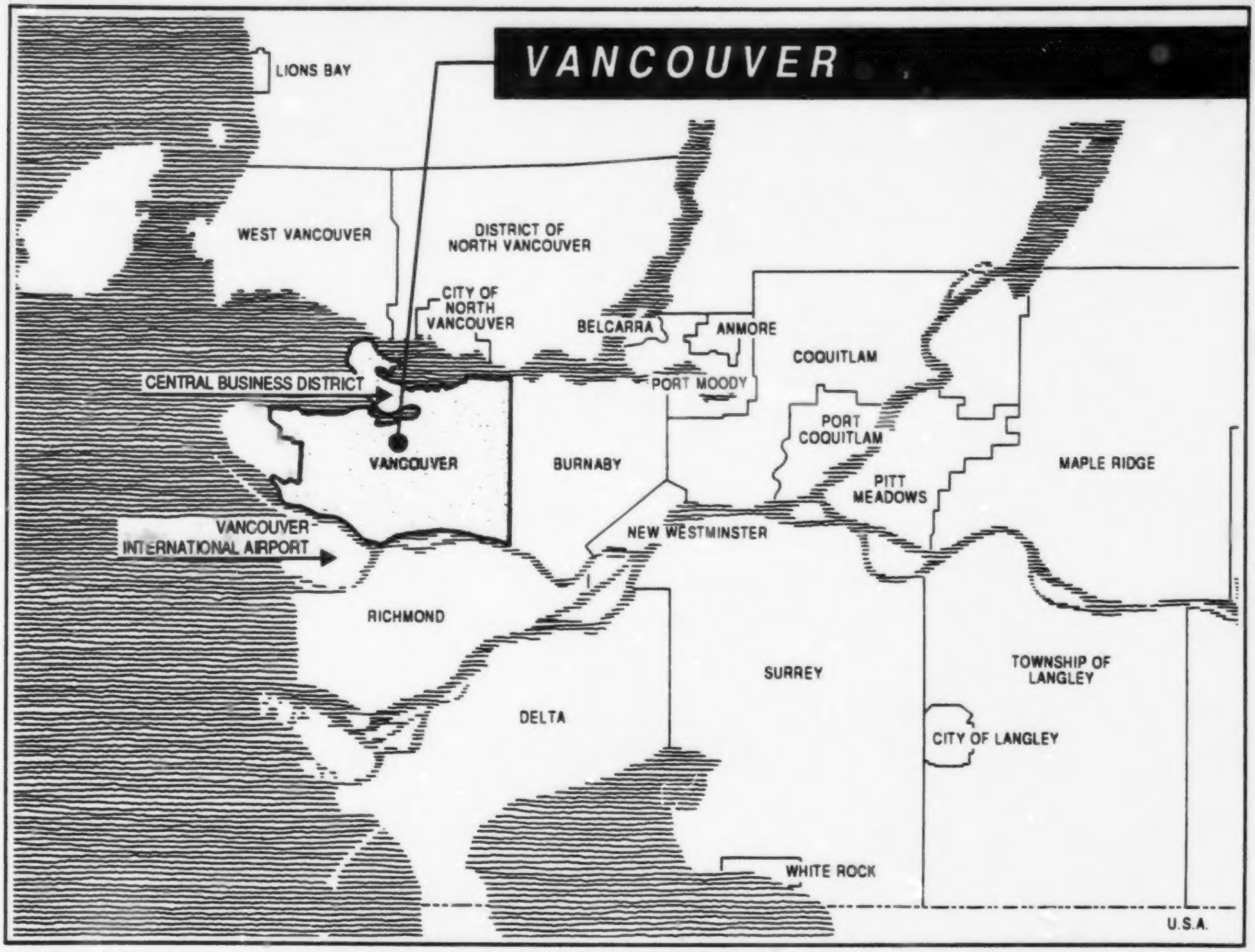
SURREY

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	245,173	15.3%
1986	181,447	13.1%
1981	147,138	11.6%
1981-1991 (% Change)	66.6%	
HOUSEHOLDS		
Census		
1991	82,328	13.4%
1986	61,985	11.6%
1981	49,865	10.5%
1981-1991 (% Change)	65.1%	
Housing Starts		
1992 (June)	1,555	18.6%
1991	3,144	21.3%
PERSONAL INCOME (Census)		
1986 Average	$19,048	86.2%
1986 Total Income	$3,456,202,456	11.3%
1986 LABOUR FORCE (Census)	91,128	12.0%
1986 EMPLOYMENT (Census)	52,687	8.3%
1991 BUSINESS LICENCES	9,225	9.5%
1991 PROPERTY ASSESSMENT		
Residential	$12,104,426,961	12.0%
Major Industry	$38,490,432	3.2%
Light Industry	$228,359,934	20.8%
Business	$1,536,525,400	6.6%
1991 BUILDING PERMIT VALUES		
Residential	$428,311,313	20.1%
Industrial	$35,318,020	15.1%
Commercial	$63,671,478	17.6%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	9,331,097	7.9%
Office	2,092,980	3.9%
Retail	7,419,222	11.6%

For further information, please contact:

Rick Johnson, Director
Business and Community Relations
The District of Surrey
14245 - 56 Avenue
Surrey, BC, V3W 1J2
Telephone: (604) 591-4128 Fax: (604) 591-3654

VANCOUVER



VANCOUVER, with a population of 472,000, and an area of 44 square miles, is the leading financial, business, and higher-order service centre of the metropolitan region and British Columbia as a whole. Historically, the growth of the City has been impelled by its linkages to the province's resource economy, notably in terms of head office functions and resource processing.

Downtown British Columbia

While we can expect the City of Vancouver to continue to perform important roles in the provincial economy, growth and change in the City will increasingly be shaped by its expanding and multifaceted linkages with the markets and societies of the Pacific Rim.

Principal Economic Roles and Functions

The City of Vancouver plays a variety of specialised roles and functions at the regional, provincial, national and international levels. Among other things, the City of Vancouver:

- is British Columbia's banking and financial centre incorporating the Vancouver Stock Exchange (one of the continent's largest centres for the raising of venture capital for the resource sector), major representative offices of the Canadian chartered banks, about 30 foreign banks, and about 15 institutions registered as International Banking Centres under the Government of British Columbia's International Finanacial Centre legislation.

- performs head office and business service functions (consulting engineering, management consulting, etc.) for the province's huge resource sector.

- is a major tourist and convention centre, with a rapidly-increasing international travel sector.

- encompasses much of the Port of Vancouver infrastructure, services, and trade, including bulk cargo exports, a substantial and expanding container traffic, and an important cruise ship industry, with about 120 cruise ship visits in the May-October season.

- is emerging as the key Canadian business interface with the burgeoning Asian Pacific market, with a complex of financial institutions, trading companies, representative offices, consulting firms, and government agencies, catering to Canada-Pacific Rim trade.

- is British Columbia's centre for specialised and chronic health care: the City's midtown "medical precinct" ranks as the fourth or fifth largest in North America.

– is a major centre of higher education: in addition to many colleges and technical schools, the City is home to the province's largest tertiary educational institution, the University of British Columbia (enrollment 30,000; world class specialisations in fields such as forestry, mining, medicine, and business administration).

While the City of Vancouver will continue to function as "downtown British Columbia" for the foreseeable future, it is expected that over time the City's international roles will assume greater importance both in absolute and relative terms.

Key Sectors and Industry Groups

Consistent with patterns observed in other advanced urban areas, the City of Vancouver's economy is increasingly characterised by higher-order services, (including banking and finance, head offices, business services and health and educational services) and higher value-added and technology-based manufacturing.

The most important component of the City's economy is the downtown "corporate complex", consisting of head office and senior management operations, "producer services" (notably legal, accounting, management consulting, and consulting engineers), and providing employment for about 100,000 people in the managerial, professional, clerical and technical operations.

Also concentrated in the core is the City's large and increasingly-important tourism and convention sector. Stimulated by the tremendous success of Expo '86, the City's natural beauty, major investments in the tourism "plant", and aggressive marketing by the private sector and all three levels of government, Vancouver's tourism and convention sector continues to experience rapid expansion, and will likely be the most rapidly-growing component of the City's economy over the 1990s. The downtown contains most of the metropolitan region's international or "business class" hotels, the spectacular trade and convention centre, which is situated on the central waterfront and includes a cruise ship terminal, B.C. Place Stadium, and a range of truly world class recreational amenities, including the 1,000 acre Stanley Park.

Concentrated on the periphery of the downtown and in the inner city is a large and rapidly-expanding group of industries and activities which has become known as the City's "design sector". These include over 1,500 firms engaged in such applied design fields as fashion and jewellery design, interior design, industrial design, architecture, graphics, and a dozen or so other specialisations. Supporting this key sector of Vancouver's economy is "Design Vancouver", a society dedicated to establishing Vancouver as an international centre of excellence in applied design, and involving the collective resources and energies of the major design associations, government, and other public sector agencies.

While manufacturing has never assumed as large a role in the City of Vancouver's economy as in other North American cities (due in part to the scale limitations of the local economy and distance from larger markets), both "basic production" (fabrication, and primary and secondary processing) and, increasingly, advanced-technology manufacturing, are important. According to the most recent enumeration, the city has approximately 1,400 manufacturing establishments. Forest and wood products, food and beverages, machinery, plastics, printing and publishing, and garment production rank among the leaders. Growth in the city's production sector is increasingly being led by such technology-based industries as telecommunications, information technology (notably computer software), and electronics, which have experienced double-digit growth in the latter half of the 1980s.

Economic Strengths and Opportunities

The City of Vancouver is well positioned to benefit from its expanding relationship with the Pacific Rim, while continuing to perform specialised economic functions in regional, provincial and national contexts. The new decade will see excellent opportunities for banking and finance, notably commercial banking and international finance, tourism and convention activity, international trade, the design sector, and advanced-technology industries and activities, for example, in the biomedical, environmental, marine/subsea, and information technology fields.

Foremost among the City's physical attributes are Vancouver's strategic location and setting, including one of the world's finest natural harbours. Vancouver is advantageously situated to the world's key economic regions – close to the United States (within 30 kilometres), and midway between the Asian Pacific and Western Europe, which will lead global economic expansion over the 1990s.

The quality of air service to these key markets represents another of Vancouver's critical comparative advantages. The city is served by many of the world's finest airlines, providing direct service to such major international business centres as London, Frankfurt, Milan, Tokyo, Seoul, Hong Kong, Singapore, Los Angeles, and Toronto. The anticipated expansion of existing services, the addition of new international carriers and significant expansion at Vancouver International Airport and will further enhance the city's comparative advantage in this crucial area.

The City of Vancouver contains western Canada's major concentration of business and industry. This powerful base of economic activity is complemented by an outstanding set of supporting institutions, which include (for example) the Vancouver Board of Trade/World Trade Centre, the Asia-Pacific Foundation (a national agency headquartered in Vancouver) many bilateral business and trade bodies, the University of British Columbia and the downtown campus of Simon Fraser University, Vancouver Community College, and large commercial and trade divisions of the federal and provincial governments.

"Human capital", as represented by the skills, expertise and entrepreneurship of its people, represents another of the city's crucial economic strengths. The city has a well-educated workforce, and an outstandingly entrepreneurial business sector, comprised mainly of growth-oriented small- and medium-sized firms. In particular, the city has attracted many new immigrants from the Pacific Rim, which among other things has added to the city's entrepreneurial advantage and capital pool, and greatly enhances Vancouver's linkages to the dynamic societies and markets of the Asian Pacific.

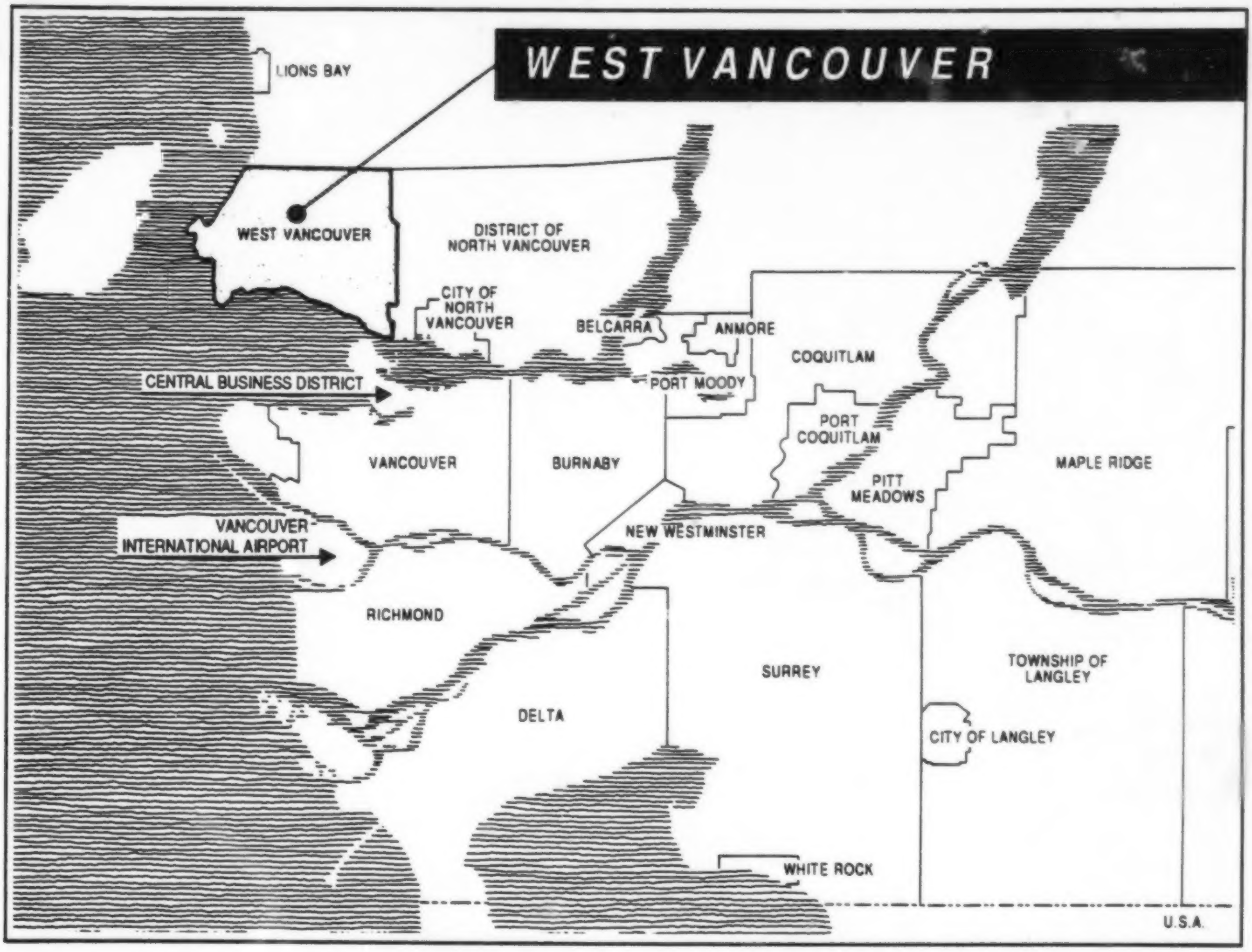
VANCOUVER

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	471,844	29.4%
1986	431,147	31.2%
1981	413,952	32.6%
1981-1991 (% Change)	14.0%	
HOUSEHOLDS		
Census		
1991	201,637	32.9%
1986	185,795	34.9%
1981	173,410	36.4%
1981-1991 (% Change)	16.3%	
Housing Starts		
1992 (June)	1,970	23.6%
1991	3,440	23.3%
PERSONAL INCOME (Census)		
1986 Average	$21,589	97.7%
1986 Total Income	$9,308,032,583	30.5%
1986 LABOUR FORCE (Census)	245,941	32.5%
1986 EMPLOYMENT (Census)	291,192	45.8%
1991 BUSINESS LICENCES	36,956	38.2%
1991 PROPERTY ASSESSMENT		
Residential	$35,230,339,057	34.8%
Major Industry	$171,990,449	14.4%
Light Industry	$140,943,700	12.8%
Business	$12,112,853,065	52.0%
1991 BUILDING PERMIT VALUES		
Residential	$736,247,329	34.6%
Industrial	$28,821,655	12.3%
Commercial	$92,913,468	25.7%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	35,595,090	30.1%
Office	33,043,747	62.2%
Retail	27,590,579	43.0%

For further information please contact:

Sid Fancy
Vancouver Economic Development Office
721 - 601 West Broadway, Vancouver, B.C. V5Z 4C2
Telephone: (604) 873 7212 Fax: (604) 873-7918

WEST VANCOUVER



So much more on Vancouver's North Shore

WEST VANCOUVER is one of the most desirable residential communities in the Greater Vancouver area. With the Lions Gate Bridge as the entrance way and a backdrop of mountains and attendant recreational facilities, West Vancouver is bounded on two sides by water, by a mountain on the third, and a river valley on the fourth.

The District of West Vancouver, along with the City of North Vancouver and the District of North Vancouver, share the geographic area known as Vancouver's North Shore. Marine Drive, a major commercial east-west connector, provides quick access from the North Vancouver's into West Vancouver.

An integral part of the North Shore, West Vancouver was established as a separate entity from North Vancouver in the early 1900's. The purpose was to set aside an area that would serve as a prime residential community. The success of this approach was emphasized in a recent survey where 98.7% of West Vancouver residents indicated that they would not choose to live anywhere else!

The strong residential character of the municipality is emphasized by the local government and citizen's work with quality developments, complimentary design strategies, and parklike landscaping. Residents have a spectacular view towards the City of Vancouver, the Strait of Georgia, and Vancouver Harbour. The 1,200 foot elevation has been the limit for development with the land above preserved mainly for recreational purposes. A variety of housing types are available from waterfront and neighbourhood condominium styles to estate-like executive homes.

West Vancouver's strong park and quality of life orientation is reflected in the many waterfront parks and developed walkways that attract residents from neighbouring municipalities. West Vancouver is also a special place for arts and cultural interests, and shares in an outstanding selection of educational options (K-12) available through the public and private school systems on the North Shore.

Retail and Office Areas

West Vancouver has no industrial zoning and therefore has its business sectors concentrated in the retail, office, and service areas. Park Royal Shopping Centre was the first shopping centre developed in Canada in 1950 and, with nine hundred thousand square feet of space and parking for five thousand vehicles is a significant regional attraction. The Park Royal area also includes a number of office and service sector facilities.

Unique village shopping and service experiences are to be found at Ambleside, Dundarave, Caulfeild, and Horseshoe Bay. Ambleside and nearby Dundarave are fascinating enclaves of retail stores with upper level office space. Located only a block from the waterfront, opportunities here are ones that capture the interest of the local residents and intrigue tourists. Caulfeild Centre, designed to service the affluent new developments in the area, features one of a kind stores and services.

Horseshoe Bay is a major terminus for the provincial ferry system which services Nanaimo (on Vancouver Island), Bowen Island, and the nearby Sunshine Coast. Major upgrades are planned for the terminal in the immediate future. Consequently, Horseshoe Bay is well represented with restaurants and other tourist and traveller related amenities. The Bay also offers a spectacular view of Howe Sound, marina access, and a waterfront park.

West Vancouver has opportunities for ventures looking for a head office site, specialty retail, consulting and related technology firms. Several firms have head offices located in West Vancouver with the industrial component located in North Vancouver. An address of distinction with the closeness of oceanfront parks and small specialty shopping areas are major attractions for office, service, and retail occupants.

A Unique Range of Options

The District of West Vancouver trading area also includes that of the City of North Vancouver and the District of North Vancouver. Many firms consider the whole North Shore as their 'site'. This unique commercial next door neighbour relationship results in a wider range of markets, business locations, housing opportunities, and ranges of services that are not available in other suburban municipalities of similar size.

So much more on Vancouver's North Shore!

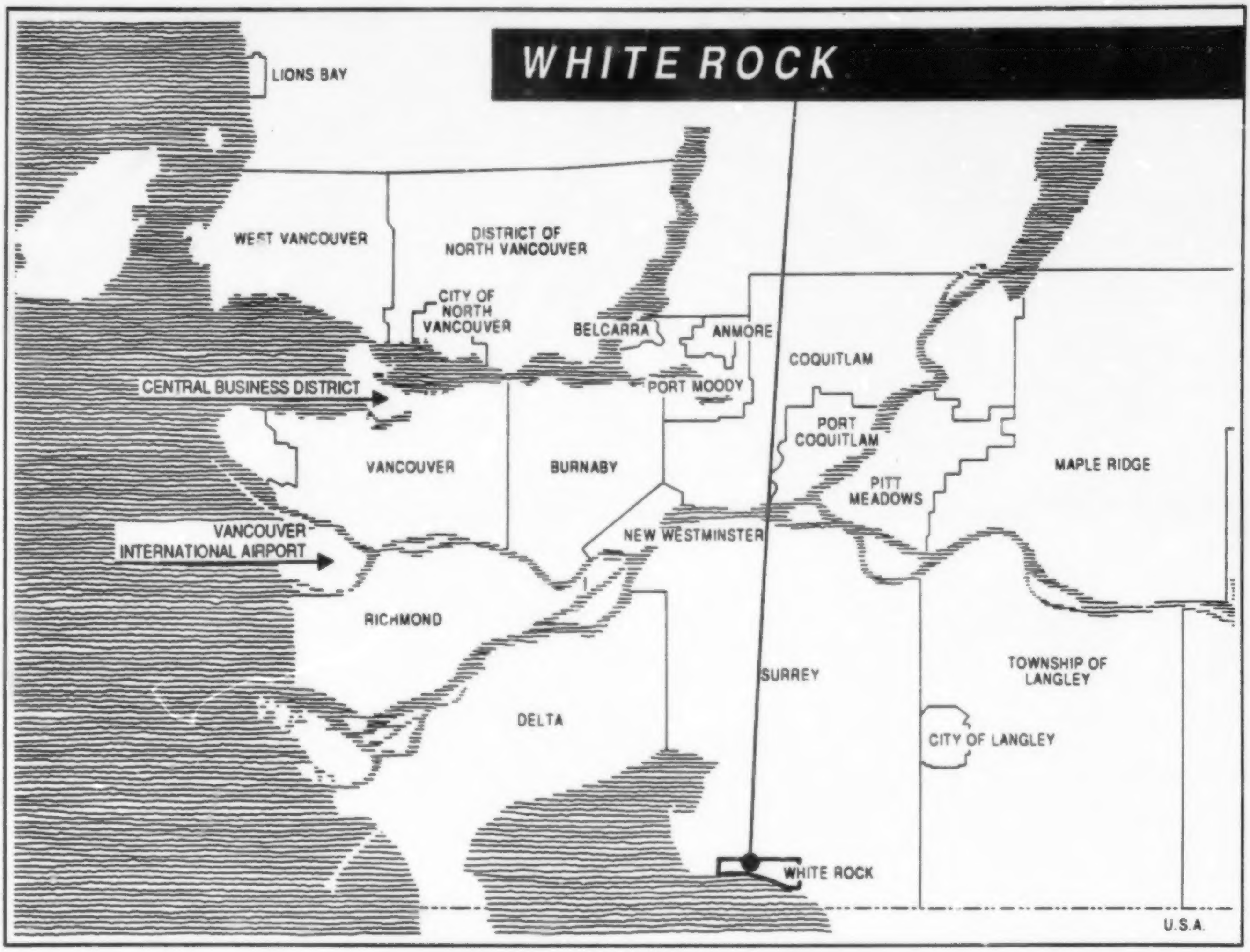
WEST VANCOUVER

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	38,783	2.4%
1986	36,266	2.6%
1981	35,728	2.8%
1981-1991 (% Change)	8.6%	
HOUSEHOLDS		
Census		
1991	15,247	2.5%
1986	14,010	2.6%
1981	14,180	3.0%
1981-1991 (% Change)	7.5%	
Housing Starts		
1992 (June)	94	1.1%
1991	386	2.6%
PERSONAL INCOME (Census)		
1986 Average	$33,987	153.8%
1986 Total Income	$1,232,572,542	4.0%
1986 LABOUR FORCE (Census)	20,088	2.7%
1986 EMPLOYMENT (Census)	12,700	2.0%
1991 BUSINESS LICENCES	3,529	3.6%
1991 PROPERTY ASSESSMENT		
Residential	$5,690,330,400	5.6%
Major Industry	$2,855,846	0.2%
Light Industry	$0	0.0%
Business	$334,457,500	1.4%
1991 BUILDING PERMIT VALUES		
Residential	$67,283,742	3.2%
Industrial	$0	0.0%
Commercial	$2,892,500	0.8%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	25,783	0.0%
Office	605,259	1.1%
Retail	1,364,257	2.1%

For further information please contact:

Bonnie Pyplacz
North Shore Economic Development Commission
148 East 2nd Street
North Vancouver, B.C.
V7L 1C3
Telephone: (604) 984 3580 Fax: (604) 984 3563

WHITE ROCK



WHITE ROCK, with a population of 16,300, is a unique community within the Greater Vancouver mosaic.

Known for its small-city atmosphere and personality, White Rock is bordered on the south by the United States and the shores of Semiahmoo Bay, on the north, east and west by the District of Surrey. The magnificent beachfront, the large White Rock on the beach, and the 1,500 ft. long pier are the most widely known landmarks of the City. The sheltered, shallow waters of the Semiahmoo Bay make the beach the warmest ocean beach in mainland British Columbia and ideal for swimming and windsurfing. The area boasts a warm, dry climate with more hours of sunshine than Vancouver and the annual precipitation of 104 cm (40.9 in.), is nearly half of Vancouver's average of 200 cm.

A Welcome Addition to Your Life

Located just off the north/south freeway (Highway 99) which connects the United States to downtown Vancouver, White Rock is 45 minutes south of the heart of Vancouver and adjacent to the Douglas border crossing, one of the busiest in Canada. Its unique position provides a logical focus for retail and commercial facilities which serve the ever-increasing number of tourists entering and leaving British Columbia.

Since its incorporation on April 15, 1957 when it had 6,000 people, White Rock has experienced continued population growth. The population increased to 10,000 by 1971, to 12,500 in 1976, and to 13,550 by 1981. The 1986 census recorded 14,387 people living in the City, representing a 6.4% increase since 1981. The annual growth rate for the first half of this decade hovered around 1.2% per year, while the second half of this decade saw an average annual growth rate of about 2.0%.

This growth has primarily occurred between the "baby-boomer" portion of the population, young adult age groups of 25 - 34, and more significantly, the growth of those 55 and over. More than 50% of the City's current population consists of seniors. The higher seniors' population in White Rock is largely due to the City's attractiveness as a retirement community. As one of British Columbia's most popular retirement centres, White Rock has made a special effort to cater to the needs of the growing number of senior citizens who have chosen to retire there for reasons of climate as well as excellent community housing and health facilities. First class health care is available at the Peace Arch District Hospital, and several intermediate and extended care homes in the City and nearby South Surrey enable residents to remain in the community in their later years.

The economic enhancement of White Rock, as specified in the Official Community Plan, is presented in the form of five objectives, that of providing:

- quiet residential areas of high quality,
- retirement living opportunities,
- leisure and tourism areas,
- a regional cultural centre,
- a regional shopping and service centre.

White Rock prides itself as a unique community not having one single characteristic, but rather that its strengths lie in providing a diversity of opportunities in support of economic growth. The recognition of the diversity of our opportunities will have implications upon many community and private sector actions so that each of these five community character objectives are nurtured over time.

The desirability of the area has created a demand for housing of all categories, from "starters" normally found on the hillside on smaller sized lots, and extending up through all phases, including condominium suites and townhouses, large family homes, and a wide variety of waterfront bluff exclusive estates. Accommodating everyone from commuters and retired couples, to apartment dwellers and families, White Rock is in a relatively enviable position compared to other municipalities, inasmuch as demand for all types of housing will remain high for the foreseeable future. White Rock's unique setting and environment is becoming increasingly "discovered" by prospective home seekers.

Residential development in White Rock has prompted a coincidental growth in the retail and services industries. Historically, the economy has been based on the tourist industry and its importance will not change; however, the increased residential development has created new opportunities for retail and service ventures to accommodate the needs of a growing community. The main commercial area centres around Johnston Road (152nd St.) and along North Bluff. Here, several shopping malls and plazas within walking distance of one another offer a wide variety of specialty shops as well as department stores and major food outlets. The Marine Drive commercial strip, with a touch of California flavour, caters to the summer visitors enjoying the beaches, and offers gift shops, pubs and a myriad of specialty retail stores for the discriminate tourist.

The arts have long been a focus of community life in White Rock, drawing visitors from all over the Lower Mainland and beyond to theatrical performances, concerts and exhibitions. The presence of these artistic activities contributes significantly to the leisure time opportunities available to City residents. A strong contingent of residents, together with the City, have begun to further develop White Rock's potential as an arts centre of regional, provincial and even national importance.

A number of parks provide White Rock with a variety of activities. Picnic facilities, nature trails, soccer fields, tennis courts, and baseball diamonds all encourage outdoor pursuits. Over the past five years the City has completed a number of segments of a total walkway system which includes small park areas, and completion of a waterfront promenade several kilometers in length provides a year round amenity for both residents and visitors. The construction of the promenade has also proven to be a very attractive addition to the City's recreational profile and has served as an economic impetus for the waterfront merchants. In the immediate area, there are 5 golf courses, two of which are regular 18 hole courses and the other three are Par 3 courses. Along the waterfront are many unique tourist shops, and the more adventuresome can catch live crab from the pier. The Tour de White Rock, held each year in June, is a 3-stage event where top level cyclists from Canada, and the U.S. compete.

The annual White Rock Sea Festival and Parade is an ever-popular event, which is held as part of the July 1st Canada Day celebrations.

Transportation facilities are provided by B.C. Transit with routes throughout the city and to the neighbouring areas of Vancouver, Surrey, Delta, New Westminster, Burnaby and Richmond.

The City of White Rock offers many investment opportunities as population and purchasing power grow in White Rock. Shops and services are in ever-increasing demand. Housing investment is also increasing to meet the need for retirement-oriented and other accommodation. Excellent opportunities exist for new tourist facilities and the City is strongly supportive of hotel, motel, restaurant and other related development. Waterfront land has been designated for this purpose and is available for sale or lease.

WHITE ROCK

		% SHARE GREATER VANCOUVER
POPULATION		
Census		
1991	16,314	1.0%
1986	14,387	1.0%
1981	13,550	1.1%
1981-1991 (% Change)	20.4%	
HOUSEHOLDS		
Census		
1991	7,981	1.3%
1986	7,025	1.3%
1981	6,365	1.3%
1981-1991 (% Change)	25.4%	
Housing Starts		
1992 (June)	90	1.1%
1991	205	1.4%
PERSONAL INCOME (Census)		
1986 Average	$22,138	100.2%
1986 Total Income	$318,499,406	1.0%
1986 LABOUR FORCE (Census)	6,059	0.8%
1986 EMPLOYMENT (Census)	3,865	0.6%
1991 BUSINESS LICENCES	2,567	2.7%
1991 PROPERTY ASSESSMENT		
Residential	$1,102,622,739	1.1%
Major Industry	$0	0.0%
Light Industry	$0	0.0%
Business	$67,964,650	0.3%
1991 BUILDING PERMIT VALUES		
Residential	$43,147,100	2.0%
Industrial	$0	0.0%
Commercial	$689,400	0.2%
1990 BUILDING FLOORSPACE (SQ. FT.)		
Industrial	26,249	0.0%
Office	99,556	0.2%
Retail	475,571	0.7%

For further information please contact:

Wayne Baldwin
Chief Administrative Officer
City of White Rock, 15322 Buena Vista Ave.
P.O. Box 188 White Rock B. C. V4B 1Y6

Telephone: (604) 531-9111 Fax: (604) 538-6049

FOR FURTHER INFORMATION

Listing of Municipalities

VILLAGE OF ANMORE
2697 Sunnyside Road, R.R. #1
Anmore, B.C., V3H 3C8
Tel: (604) 469-9877
Fax: (604) 469-0537

CITY OF BURNABY
4949 Canada Way
Burnaby, B.C., V5G 1M2
Tel: (604) 294-7944
Fax: (604) 294-7710

CORPORATION OF DELTA
4450 Clarence Taylor Way
Delta, B.C., V4K 3E2
Tel: (604) 946-4141
Fax: (604) 946-3390

TOWNSHIP OF LANGLEY
4914 - 221st Street
Langley, B.C., V3A 3Z8
Tel: (604) 534-3211
Fax: (604) 533-6098

DISTRICT OF MAPLE RIDGE
11995 Haney Place
Maple Ridge, B.C., V2X 6A9
Tel: (604) 463-5221
Fax: (604) 467-7329

CITY OF NORTH VANCOUVER
141 West 14th Street
North Vancouver, B.C., V7M 1H9
Tel: (604) 985-7761
Fax: (604) 985-9417

DISTRICT OF PITT MEADOWS
12007 Harris Road
Pitt Meadows, B.C., V3Y 2B5
Tel: (604) 465-5454
Fax: (604) 465-5445

CITY OF PORT MOODY
2425 St. John's Street, PO BOX 36
Port Moody, B.C., V3H 3E1
Tel: (604) 936-7211
Fax: (604) 936-9830

DISTRICT OF SURREY
14245 - 56th Avenue
Surrey, B.C., V3W 1J2
Tel: (604) 591-4011
Fax: (604) 591-4527

DISTRICT OF WEST VANCOUVER
750 - 17th Street
West Vancouver, B.C., V7V 3T3
Tel: (604) 922-1211
Fax: (604) 922-6214

VILLAGE OF BELCARRA
4084 Bedwell Bay Road
Belcarra, B.C., V3H 4P8
Tel: (604) 939-4411
Fax: (604) 939-5034

DISTRICT OF COQUITLAM
1111 Brunette Avenue
Coquitlam, B.C., V3K 1E9
Tel: (604) 526-3611
Fax: (604) 526-6014

CITY OF LANGLEY
5549 - 204th Street
Langley, B.C., V3A 1Z4
Tel: (604) 530-3131
Fax: (604) 530-4371

VILLAGE OF LIONS BAY
400 Centre Road, PO BOX 141
Lions Bay, B.C., V0N 2E0
Tel: (604) 921-9333
Fax: (604) 921-6643

CITY OF NEW WESTMINSTER
511 Royal Avenue
New Westminster, B.C., V3L 1H9
Tel: (604) 521-3711
Fax: (604) 521-3895

DISTRICT OF NORTH VANCOUVER
355 West Queens Road, PO BOX 86218
North Vancouver, B.C., V7L 4K1
Tel: (604) 987-7131
Fax: (604) 987-7185

CITY OF PORT COQUITLAM
2580 Shaughnessy Street
Port Coquitlam, B.C., V3C 2A8
Tel: (604) 944-5411
Fax: (604) 944-5402

CITY OF RICHMOND
6911 No. 3 Road
Richmond, B.C., V6Y 2C1
Tel: (604) 276-4000
Fax: (604) 278-5139

CITY OF VANCOUVER
453 West 12th Avenue
Vancouver, B.C., V5Y 1V4
Tel: (604) 873-7011
Fax: (604) 873-7419

CITY OF WHITE ROCK
15322 Buena Vista Avenue
White Rock, B.C., V4B 1Y6
Tel: (604) 531-9111
Fax: (604) 538-6049

ELECTORAL AREAS: ELECTORAL AREA 'A' (UNIVERSITY HILL), ELECTORAL AREA 'B' (IOCO, etc...) and ELECTORAL AREA 'C' (BOWEN ISLAND) --- c/o GVRD, Development Services Department.

Sources of Economic Data

BUSINESS INFORMATION CENTRE
British Columbia Trade Development Corporation
601 West Cordova Street
Vancouver, B.C., V6B 1G1
Tel: (604) 660-3900
Toll Free: 1-800-972-2255
Fax: (604) 660-4166

CANADA MORTGAGE AND HOUSING CORPORATION
#400-2600 Granville Street
Vancouver, B.C., V6H 3V7
Tel: (604) 731-5733
Toll Free: 1-800-972-6943
Fax: (604) 732-9944

EMPLOYMENT AND IMMIGRATION CANADA
Labour Market Information Unit
3rd Floor, 757 West Hastings Street
Vancouver, B.C., V6C 1A1
Tel: (604) 681-8253

FRASER VALLEY REAL ESTATE BOARD
Box 99
Surrey, B.C., V3T 4W4
Tel: (604) 588-6555

GOVERNMENT OF BRITISH COLUMBIA
Planning and Statistics Division
Victoria, B.C., V8V 1X4
Tel: (604) 387-1502
Tel: (604) 660-4167 (Vancouver)

GREATER VANCOUVER REGIONAL DISTRICT
Development Services Department
6th Floor - 4330 Kingsway
Burnaby, B.C., V5H 4G8
Tel: (604) 432-6375
Fax: (604) 432-6296

REAL ESTATE BOARD OF GREATER VANCOUVER
1101 West Broadway
Vancouver, B.C., V6H 1G2
Tel: (604) 736-4551

STATISTICS CANADA
3rd Floor - Federal Building
757 West Hastings Street
Vancouver, B.C., V6C 3C9
Tel: (604) 666-3691 (Statistical Information)
Tel: (604) 666-4862 (Consumer Price Index Hotline)

TRANSPORT CANADA
Pacific Rim Marketing Program
South Terminal Building
212 - 4440 Cowley Crescent
Richmond, B.C., V7B 1B8
Tel: (604) 666-8556

VANCOUVER PUBLIC LIBRARY
Business and Economics Division
750 Burrard Street - 2nd Floor
Vancouver, B.C., V6Z 1X5
Tel: (604) 665-3365
Dataline: (604) 665-5010 (On-line Access to Catalogue)

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